Your Home

PLANNED FOR *Today and Tomorrow*



GARDENVILLE LUMBER & SUPPLY CO., Inc.

"Never a Dull Moment"

GARDENVILLE, N. Y.

Homes of Originality and Economy



Better living combined with practical economy is the keynote of every home suggested in this timely book. As you study the many suggestions and home ideas on its pages you will realize that full consideration has been given to every building problem confronting us today. Their modest cost, yet delightful livability, are the result of individual designing and planning by nationally known architects.

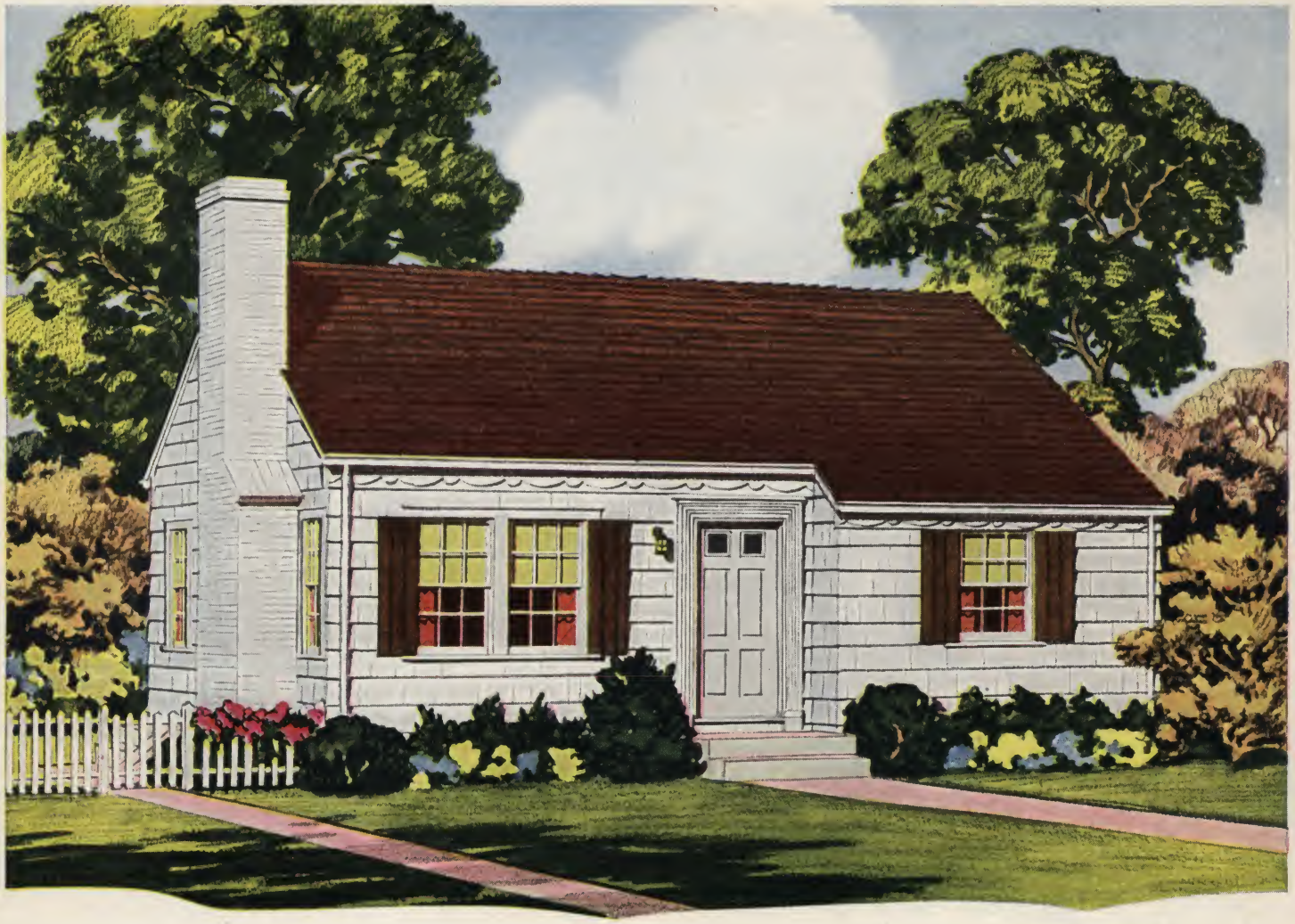
Somewhere among the homes shown here we hope you will find YOUR home. Whichever you choose will be one of the greatest investments in security, happiness and convenience of your lifetime. The secret of happy living will unfold step by step as your dream house becomes a reality.

Our home building service embraces many other designs and ideas; moreover, complete working drawings are available for all homes illustrated (see inside back cover.) If necessary, changes and alterations may be made as desired. This entire service is at your disposal.

Come in and see us. We would consider it a privilege to help you plan and build your new home. Without the slightest obligation on your part, we will be glad to give you complete information regarding financing, materials, and construction costs.

BETTER LIVING — REAL SECURITY IN A HOME OF YOUR OWN

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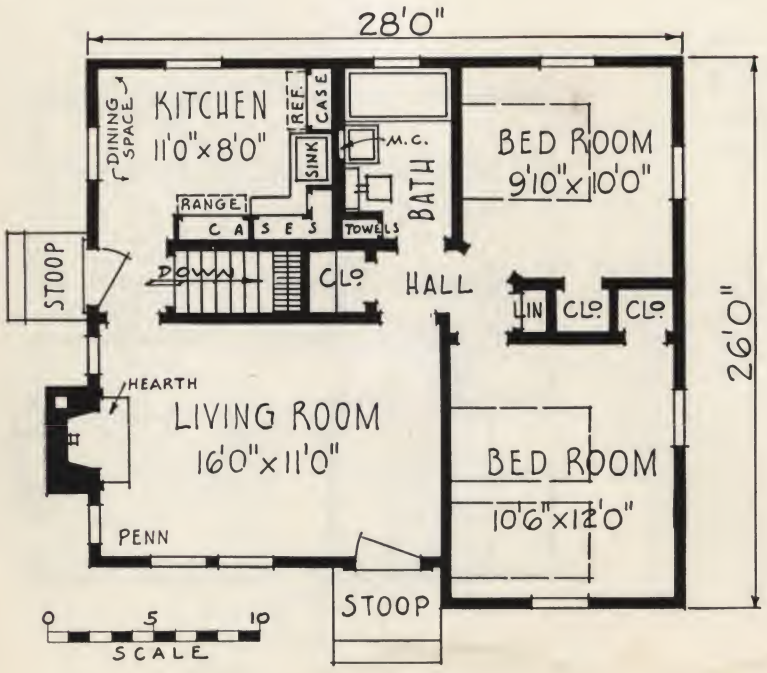
CUBAGE

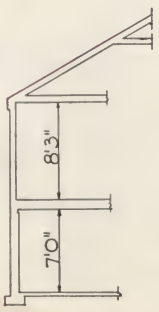
13,810 CUBIC FEET

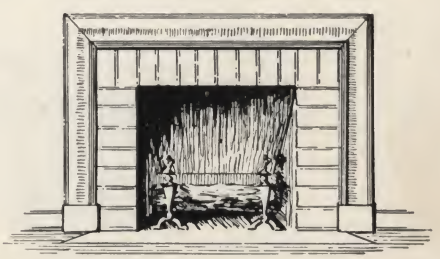
★

THE PENN

Traditionally American architecture, which has proven so popular with home owners, can be embodied into the small home as is so well illustrated by this design. Rooms are large, light, airy and of pleasing proportion, and a full basement is provided.







THE FIREPLACE

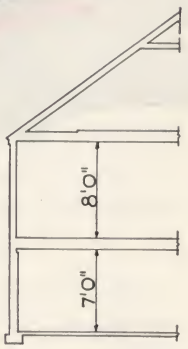


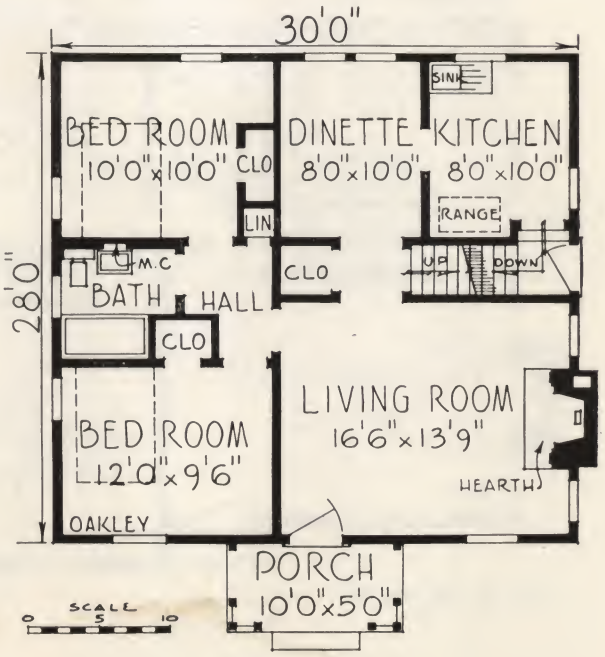
THE OAKLEY

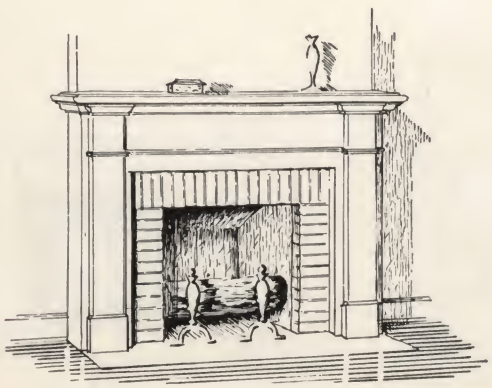
The Colonial fireplace enhances the value of and also adds tranquility to such a restful haven.

Rooms can always be added in the large attic space and that fact alone makes it an investment for the future. Double coursed wall shingles cover the exterior giving added protection and warmth. This home is appropriate for any locality.

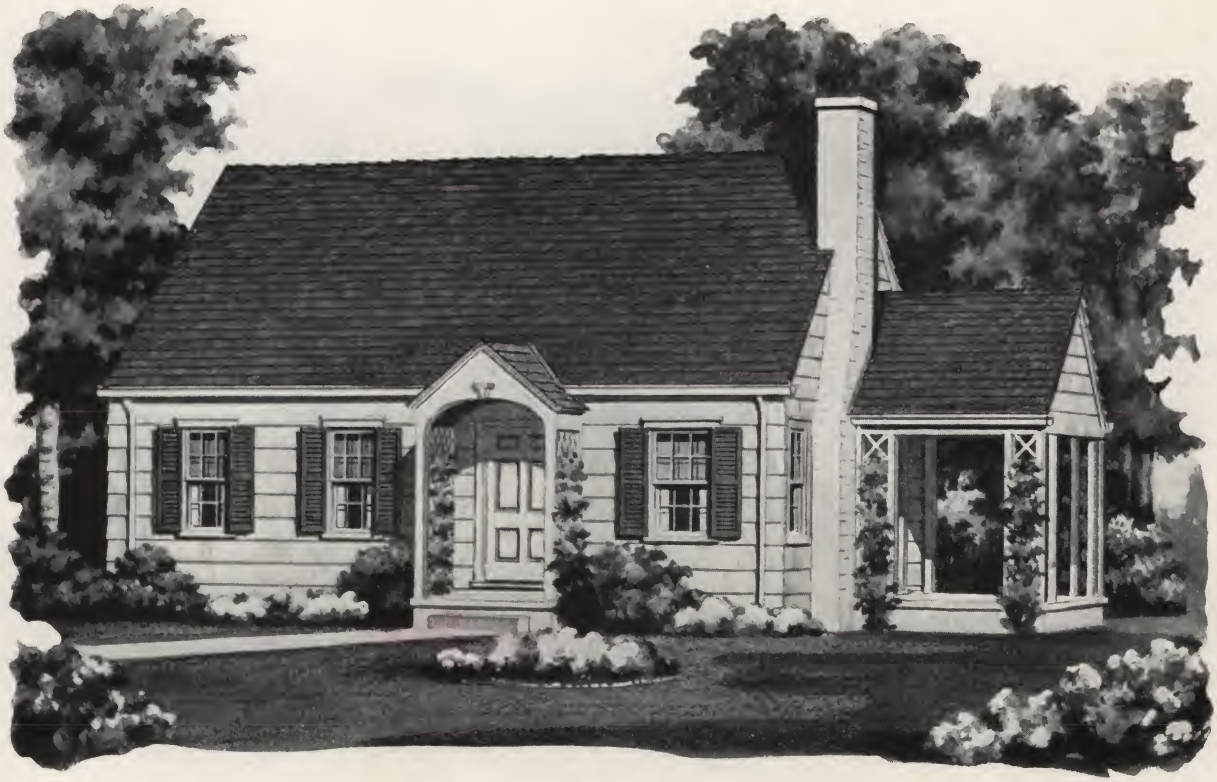
CUBAGE
18,300 CU. FT.

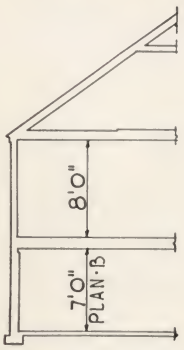






THE FIREPLACE





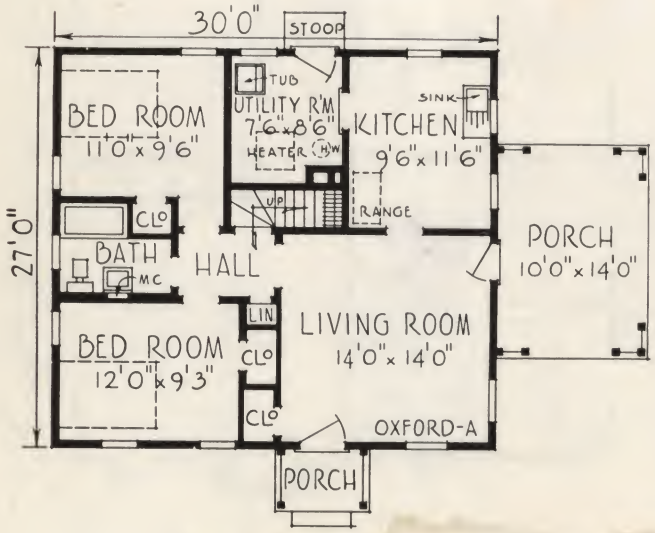
CUBAGE

PLAN A, 13,890 CU. FT.
PLAN B, 19,100 CU. FT.

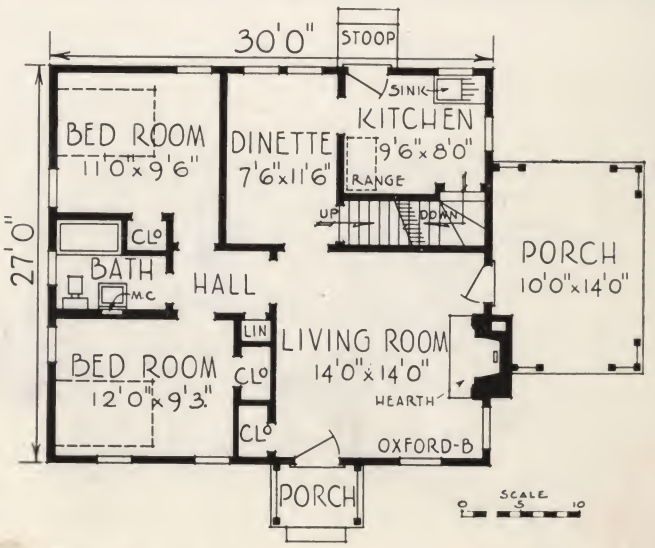
THE OXFORD

All will agree that this effective, yet inexpensive little home is charmingly attractive. Featured is a large porch, overlooked so often by many. Each room is provided with cross-ventilation and ample daylight. Large attic space provides for future rooms.

When ordering plans be sure and designate whether you want Plan A without basement or Plan B with basement. Reverse plans are also available.



PLAN A, WITHOUT BASEMENT



PLAN B, WITH BASEMENT

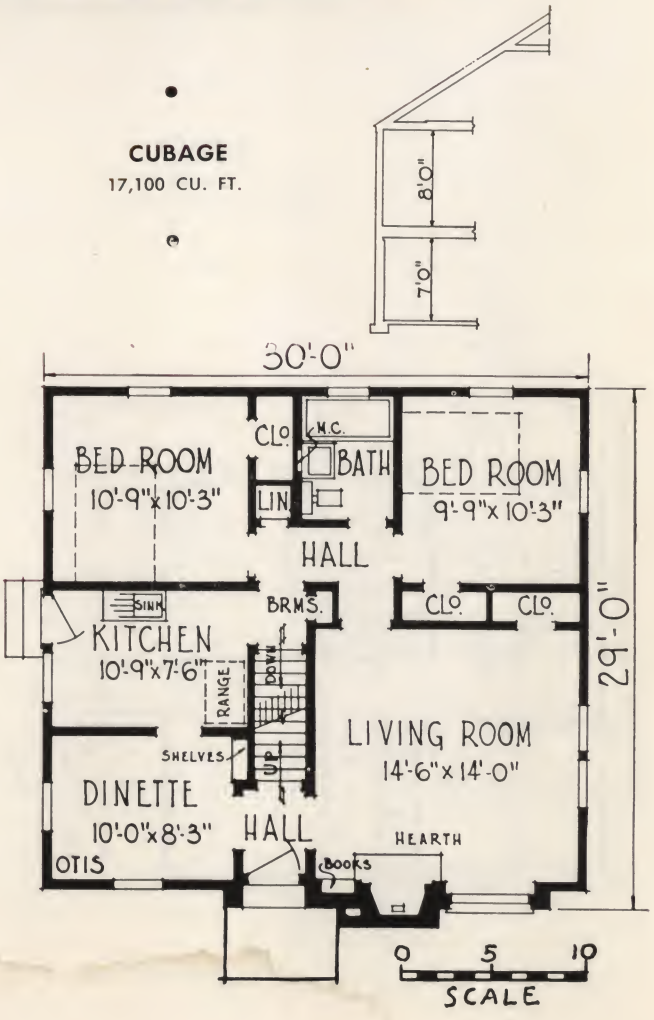


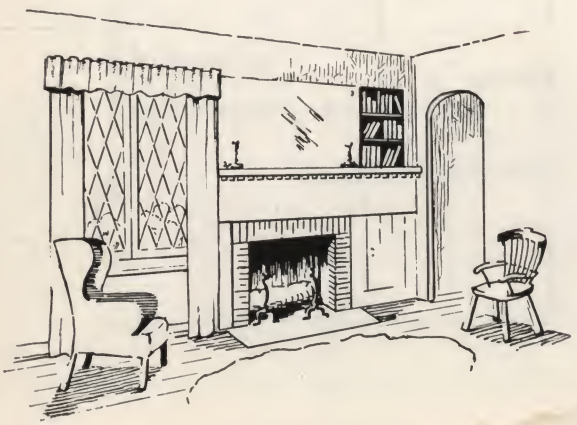
THE OTIS

Discriminating builders are always loyal adherents to the English type of cottage. The chimney and leaded glass casement sash lend an aura of rusticity to this enchanting little home.

Planned for five room efficiency, large attic space adds provision for future expansion.

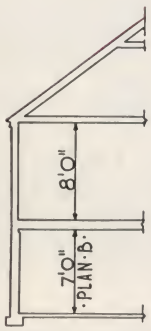
CUBAGE
17,100 CU. FT.





VIEW IN LIVING ROOM





CUBAGE

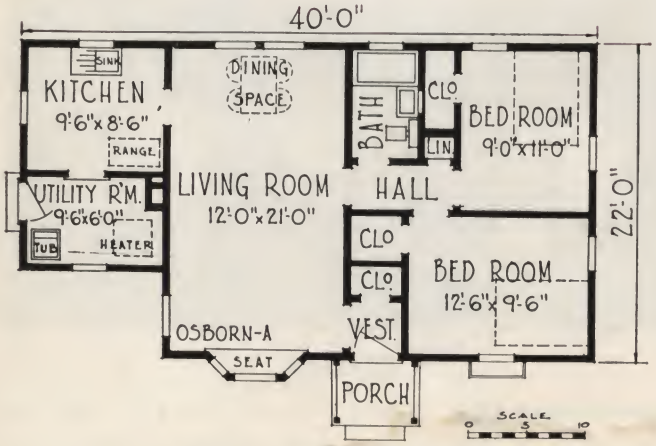
PLAN A, 12,110 CU. FT.
PLAN B, 15,710 CU. FT.

THE OSBORN

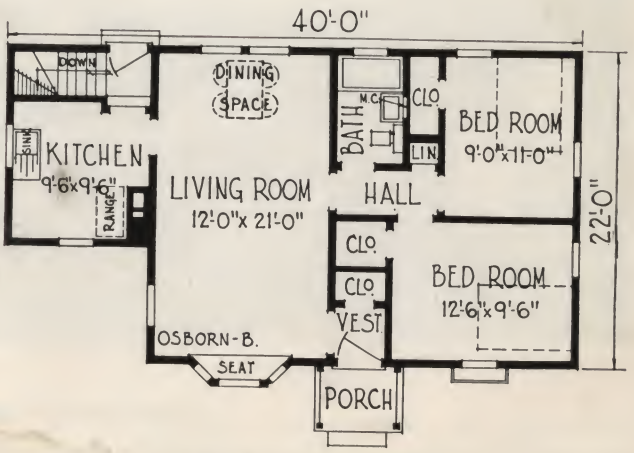
This effective Colonial bungalow offers many admirable features to the discerning eyes of home seekers. Each plan shows four rooms with five room efficiency, and a large living room extending the depth of the house will indubitably insure future enjoyment.

Ample closet space and excellent cross-ventilation make this a well designed home.

Plans are available both with and without basement. When ordering plans specify whether Plan A or Plan B is wanted.



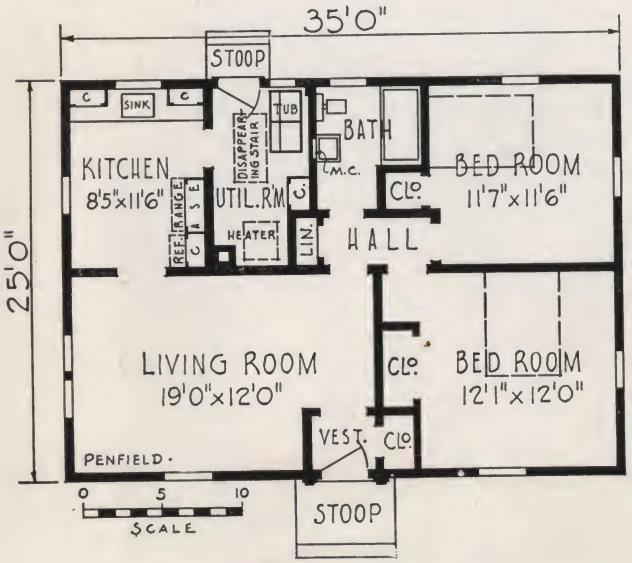
PLAN A, WITHOUT BASEMENT



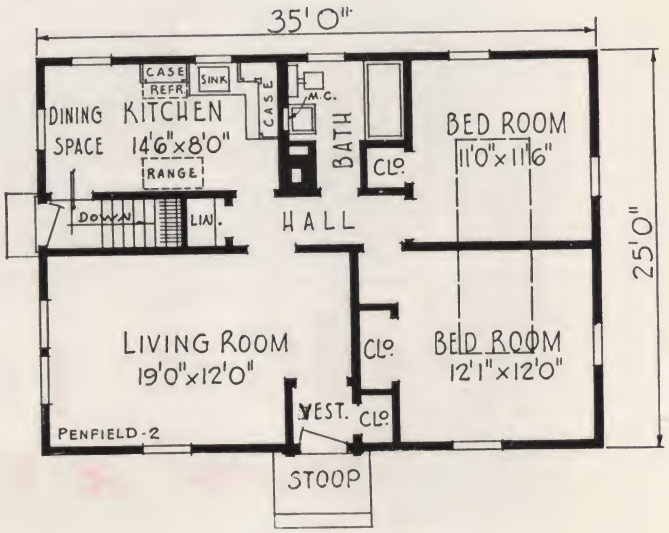
PLAN B, WITH BASEMENT

THE PENFIELD

Offering a Selection of Eight Different Exteriors Keyed to Two Basic Floor Plans, One With and One Without a Basement



PLAN 1, WITHOUT BASEMENT

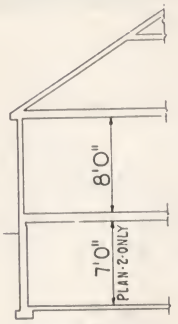


PLAN 2, WITH BASEMENT

Any of the exterior designs on pages 6 and 7 can be selected to fit either Plan 1 without basement or Plan 2 with basement.

The characteristic changes embody corner windows, small porches, gable and hip roofs and the exterior wall covering.

The many variations of this design should appeal to the progressive builder interested in community development. He will see at a glance the advantages of a standardized basic plan adapted to many different exteriors.



Typical Section

AVERAGE CUBAGE

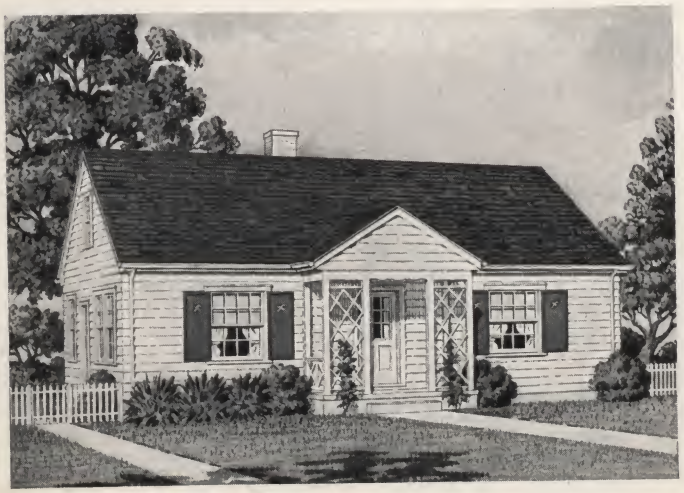
FOR ALL DESIGNS

PLAN 1

18,458 CU. FT.

PLAN 2

14,083 CU. FT.



DESIGN A

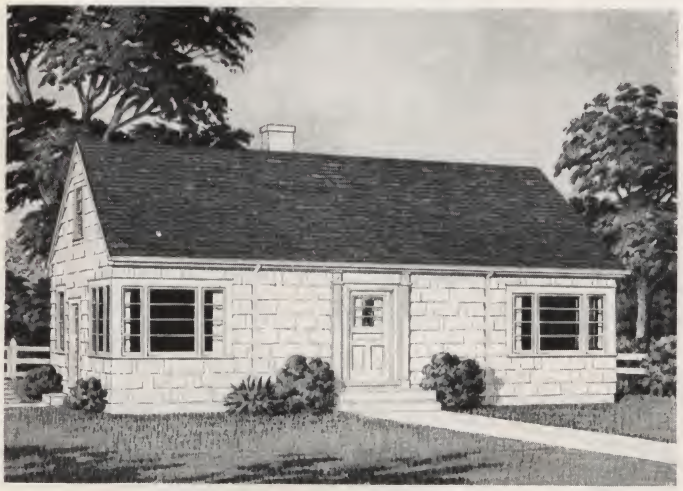


DESIGN B

See Page 7 for Other Exterior Designs ➔

THE PENFIELD

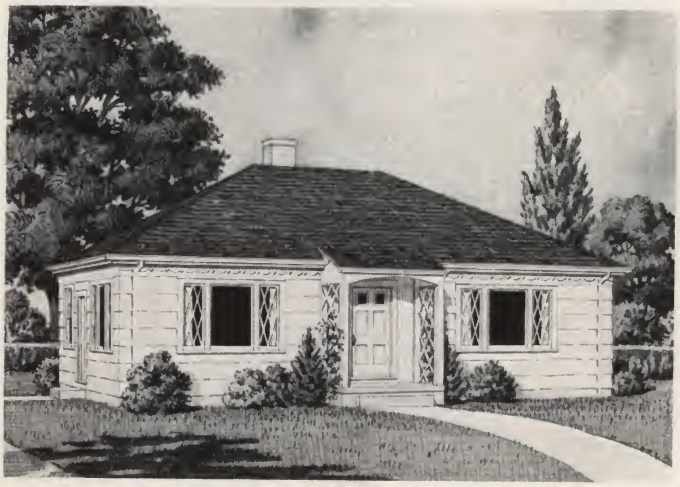
See Page 6 for Plans With and Without Basement.



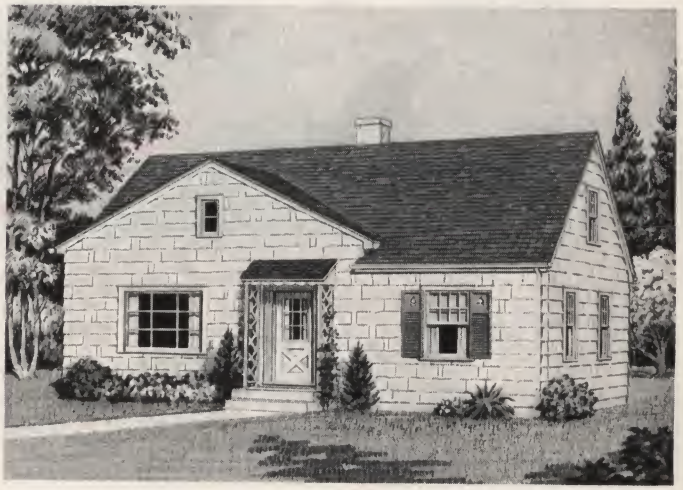
DESIGN C



DESIGN D



DESIGN E



DESIGN F



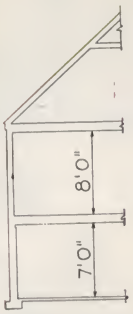
DESIGN G



DESIGN H

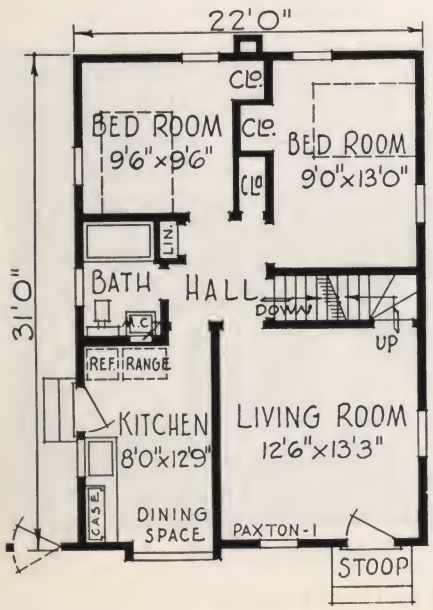
WHEN ORDERING PLANS SPECIFY WHICH PLAN AND WHICH EXTERIOR IS DESIRED





THE PAXTON

When Ordering Plans Mention Whether Plan 1 or Plan 2 is Wanted



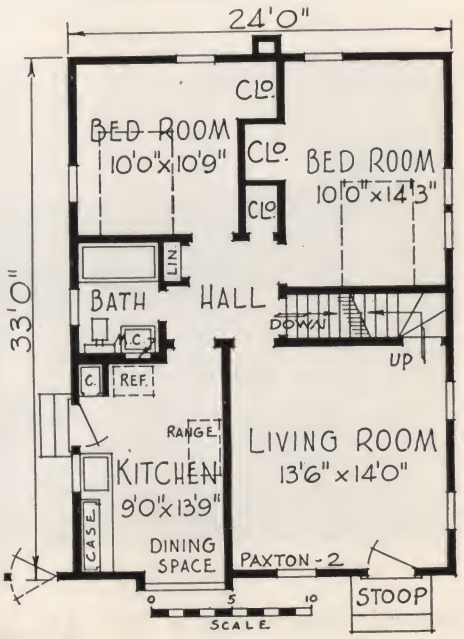
PLAN 1

Because it possesses the quality of being different, yet altogether charming, this lovely little home is elevated above the average small dwelling. For the growing family there is opportunity for attic room development later on, without the prospect of costly additions.

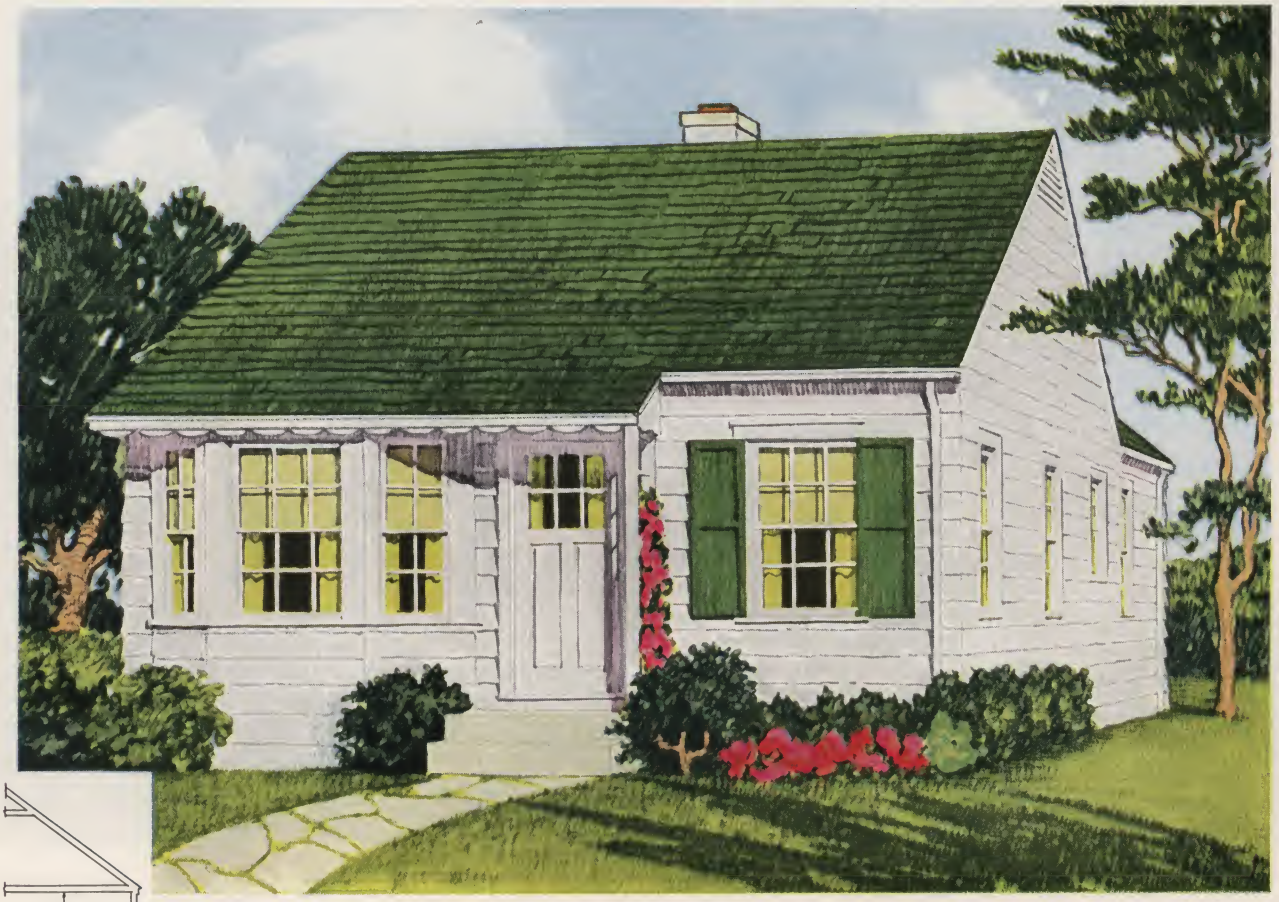
CUBAGE

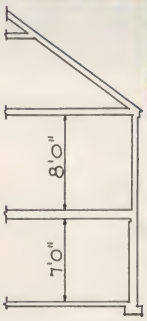
PLAN 1, 14,820 CU. FT.

PLAN 2, 17,590 CU. FT.



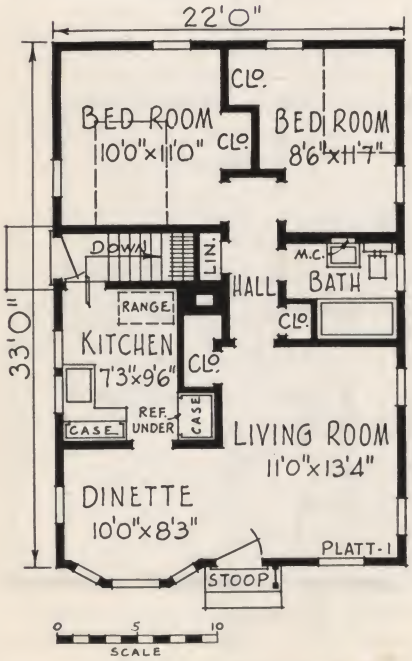
PLAN 2





ADDITIONAL PLANS OF INCREASED SIZE
Plans two feet wider and two feet deeper with basement are available. When ordering designate as plan 3.
Plans two feet wider and two feet deeper without basement are also available as plan 4.

THE PLATT



PLAN 1, WITH BASEMENT

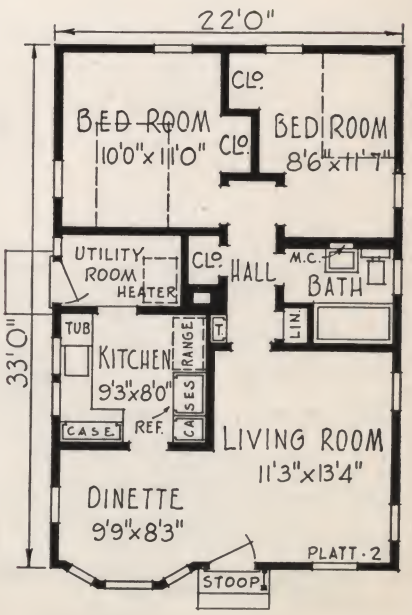
Planned primarily for construction on a narrow lot, this home answers all the demands of the practical home seeker. Note the abundance of closets and other essentials not often found in homes of this price range. Four plans are offered for your selection.

•

CUBAGE

PLAN 1, 15,000 CU. FT.
PLAN 2, 11,400 CU. FT.
PLAN 3, 17,320 CU. FT.
PLAN 4, 13,200 CU. FT.

•



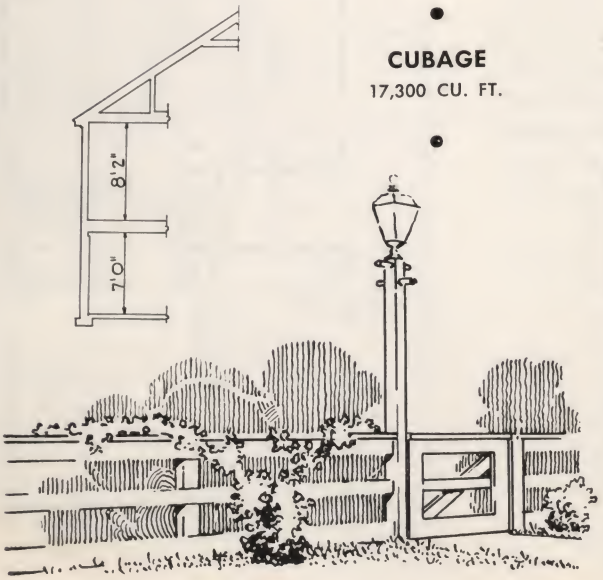
PLAN 2, WITHOUT BASEMENT



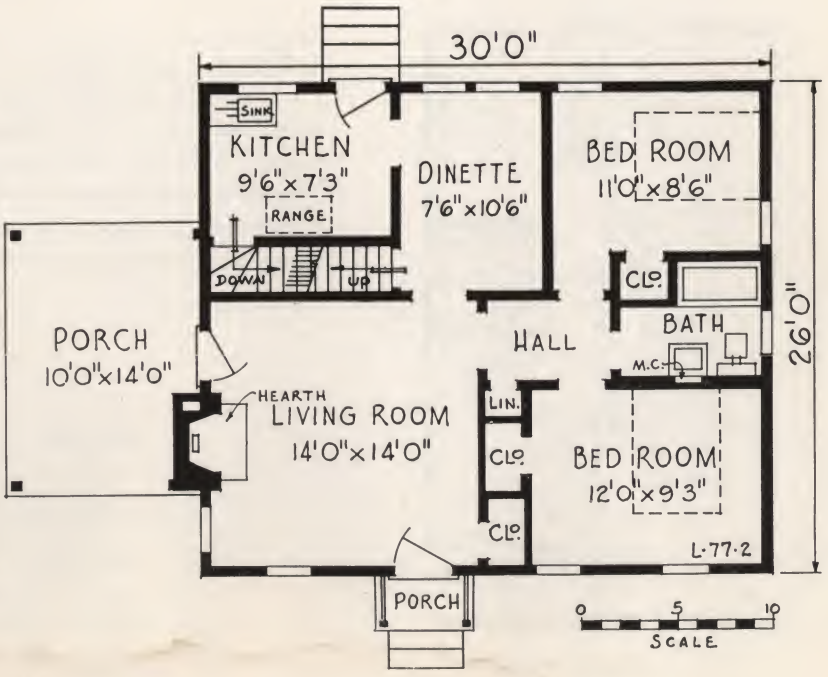
NO. L-77-2

Not only an economical home to build, but containing all the features of a more pretentious and costly dwelling. Note the large porch and fireplace, which makes this a comfortable home indeed.

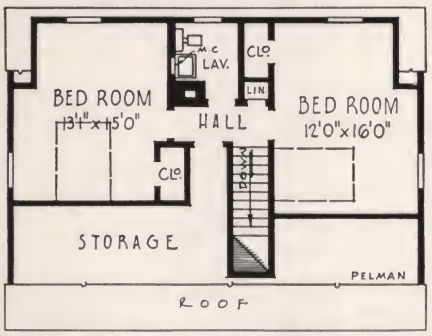
CUBAGE
17,300 CU. FT.



BEAUTIFY WITH GOOD FENCING



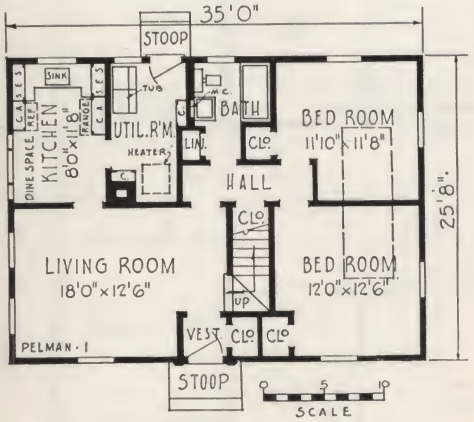




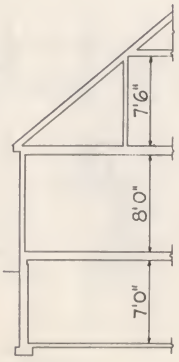
Illustrating how second floor rooms may be added later.

THE PELMAN

A practical home to build and strictly up-to-date in design. It may be built either with or without basement as plans illustrate. Opportunity is afforded for two additional rooms and a lavatory on the second floor. The compact kitchen arrangement permits ample room for dining.



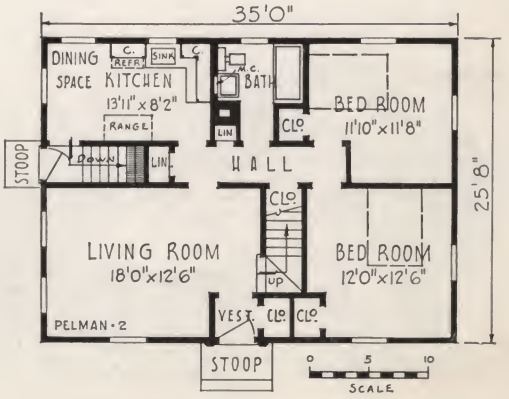
PLAN 1, WITHOUT BASEMENT



CUBAGE

PLAN 1
19,780 CU. FT.

PLAN 2
15,285 CU. FT.

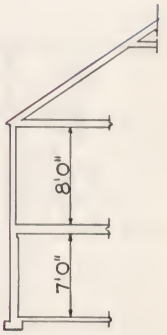


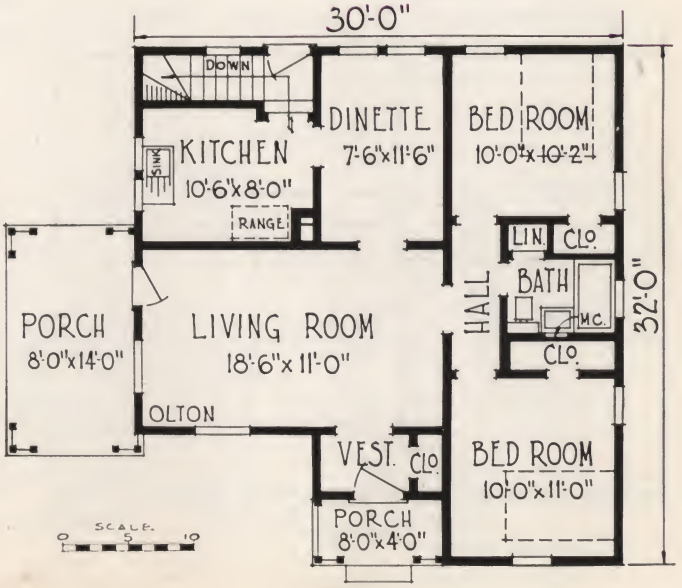
PLAN 2, WITH BASEMENT



THE OLTON

This home is all that the effective picture conveys. A neat and attractive exterior, well-planned comfortable rooms, ample closets, and desirable porches make for better living. Double-coursed wall shingles give added protection and unique appearance to the exterior. This type of traditionally American architecture proves popular with home-seekers.



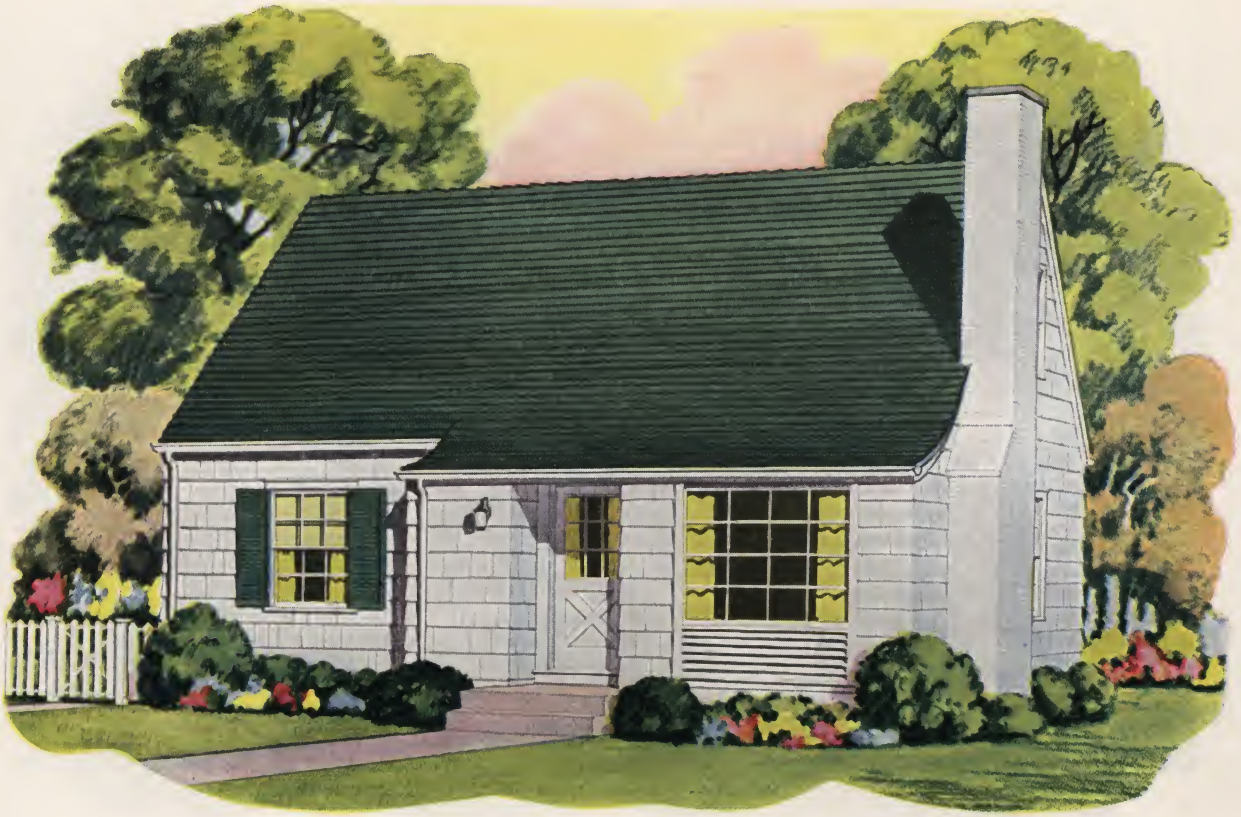


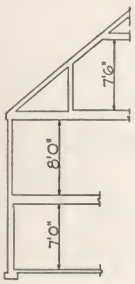
CUBAGE

HOUSE	16,400 CU. FT.
SIDE PORCH	620 CU. FT.
TOTAL	17,020 CU. FT.



VIEW OF LEFT SIDE

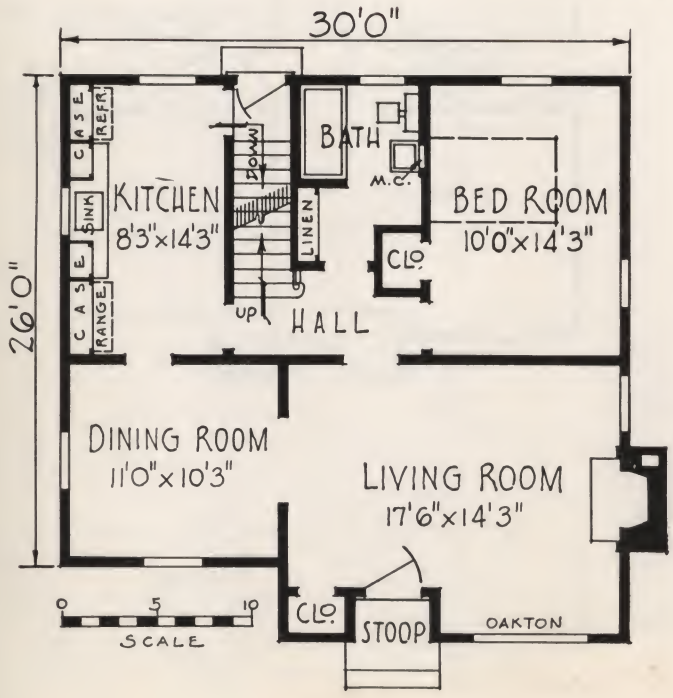


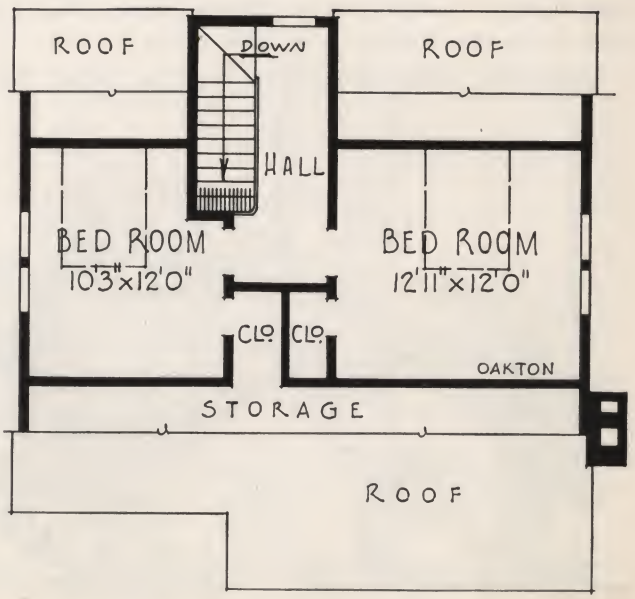


CUBAGE
18,235
CUBIC FEET

THE OAKTON

In this home, all the necessary requirements for a family of two are embodied in a compact four room plan which includes a full dining room and natural fireplace. The large living room features a modern picture window.





The second floor is optional and can be constructed later if family requirements demand.



DESIGN A — above

THE OWENS

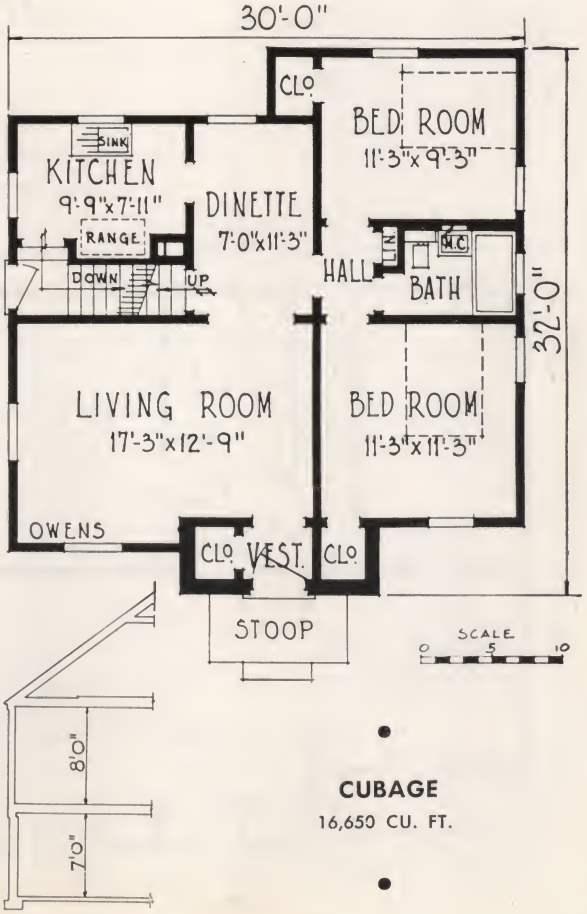
Home seekers in search of an ideal design embodied with all the features of the English cottage need only to glance at the Owens.

This well planned five-room home can also be furnished with Colonial exterior as illustrated below. When ordering, specify whether Design A or B is wanted.

Large attic space affords possibility for future bedrooms.



DESIGN B
ALTERNATE EXTERIOR



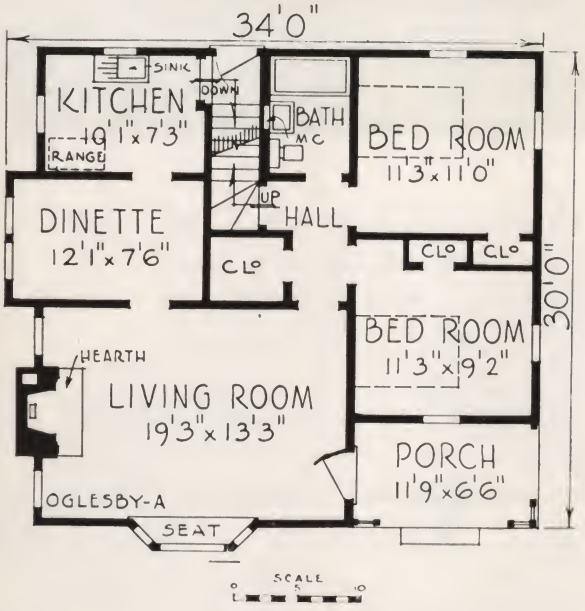
CUBAGE
16,650 CU. FT.



THE OGLESBY

Designed for exterior charm and interior comfort this home offers five room efficiency and large attic space providing future room expansion.

A porch and fireplace merit special consideration when selecting a home.



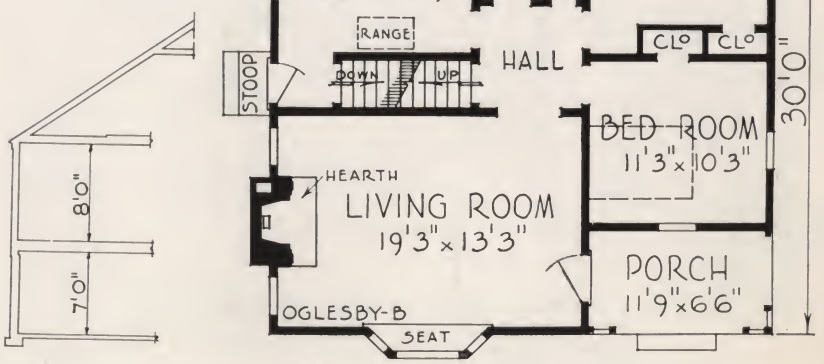
PLAN A

A Five Room Home

CUBAGE

PLAN A, 19,200 CU. FT.
PLAN B, 18,900 CU. FT.

Note that two plans of different size are offered for your selection. When ordering specify whether Plan A or Plan B is wanted.



PLAN B

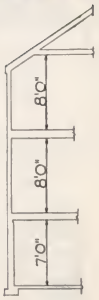
A Four Room Home

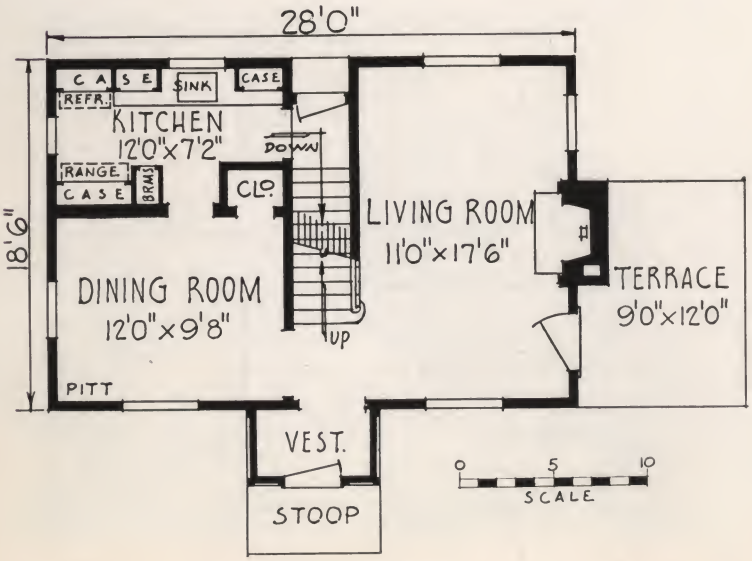


THE PITT

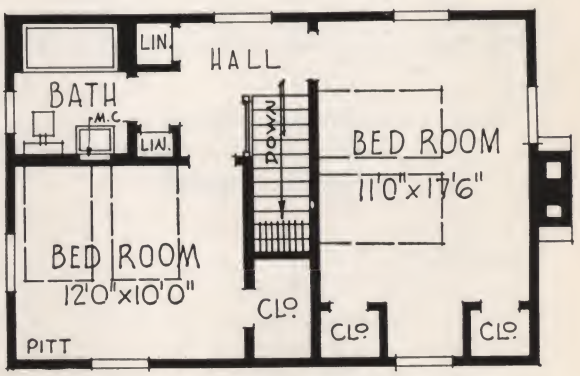
Compact Two-Story Home

Simple rectangular homes such as the "Pitt" offer much in roominess and substantiality. The exterior is conservative and appealing.





FIRST FLOOR PLAN



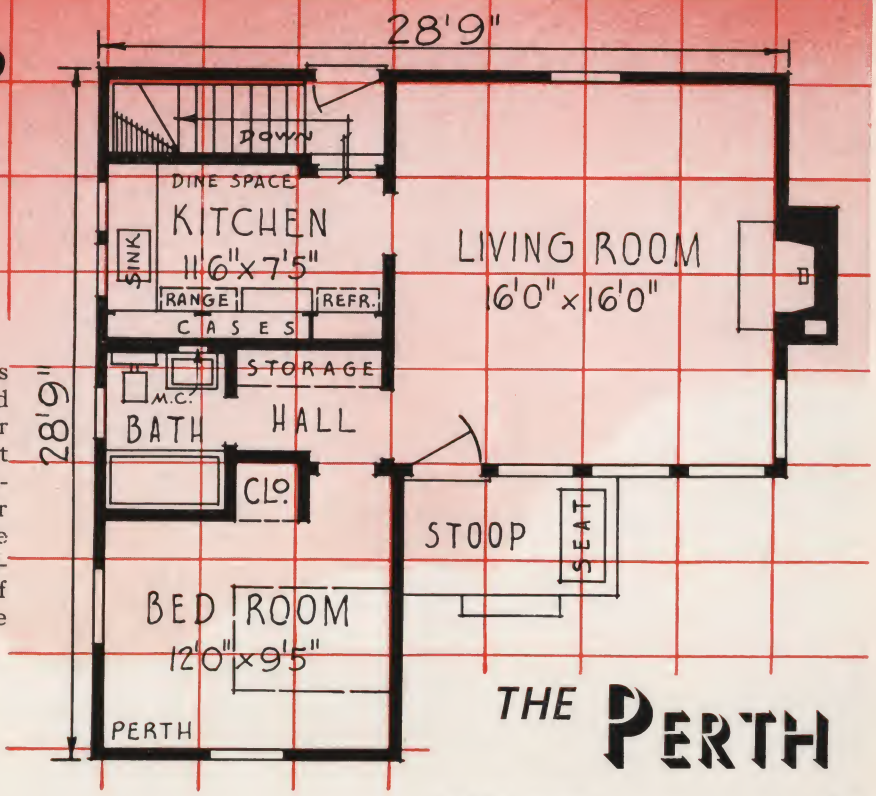
SECOND FLOOR PLAN

★ 14,035 CUBIC FEET ★

Homes

Adapted to Modular Planning

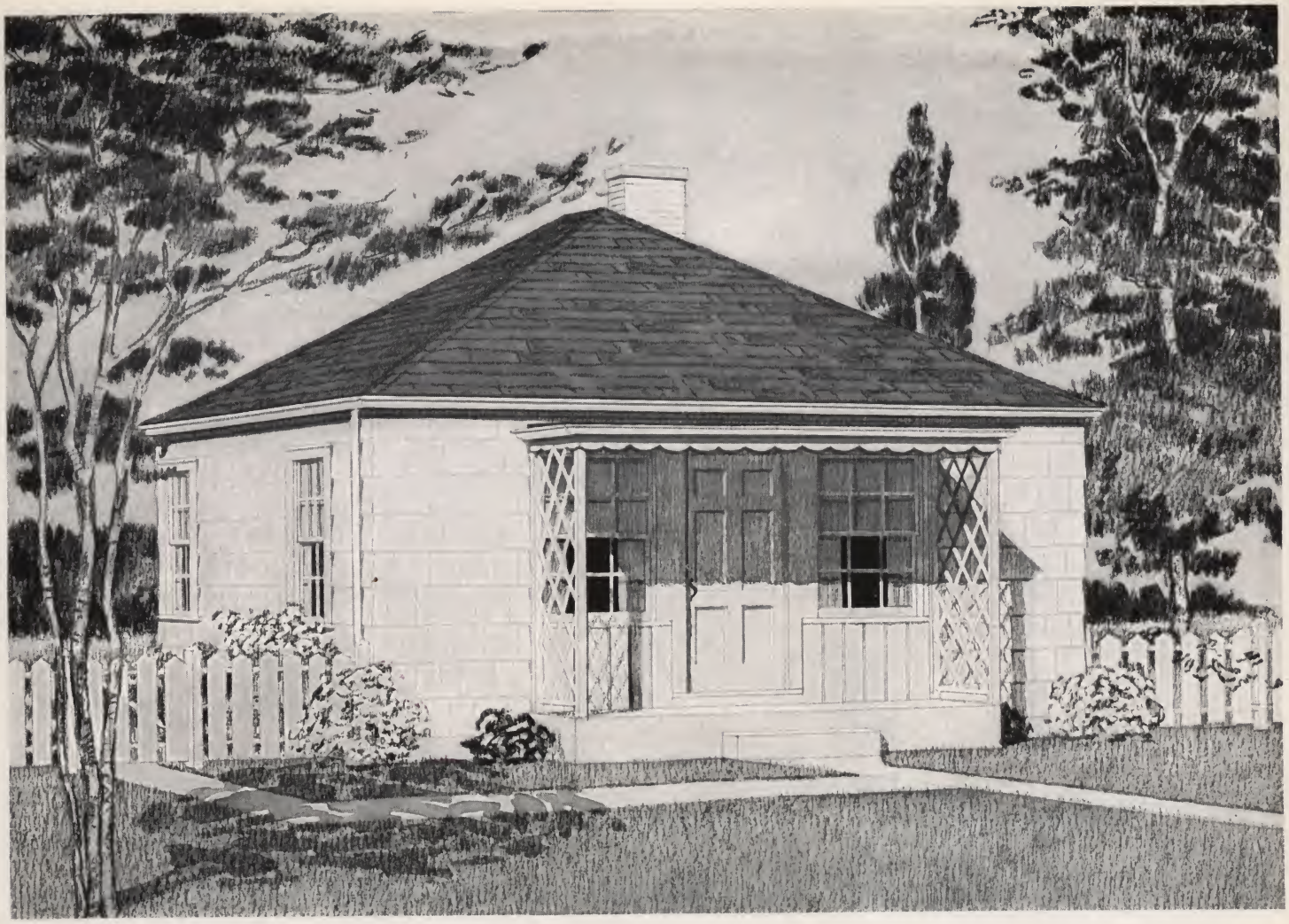
The homes shown on Pages 17 to 31 inclusive, are designed in accordance with modular principles using the four foot square as the basic module. Although plans provide for regular construction, they are adaptable for construction in which standard four foot width sheets of many popular materials may be used.



THE PERTH

CEILING HEIGHT.....8 FT.
HEIGHT OF BASEMENT.....7 FT.
CUBIC CONTENTS.....11,575 CU. FT.

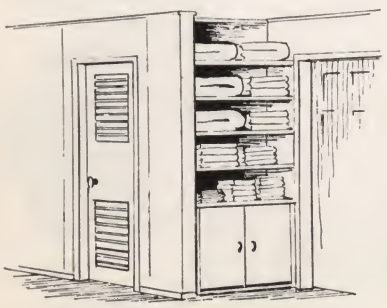




THE PEARL

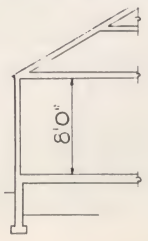
While the dimensions of this home are small, it contains standard kitchen, dining and bath accommodations and equipment. The large living room can be used for a bedroom at night as provision is made for a disappearing bed.

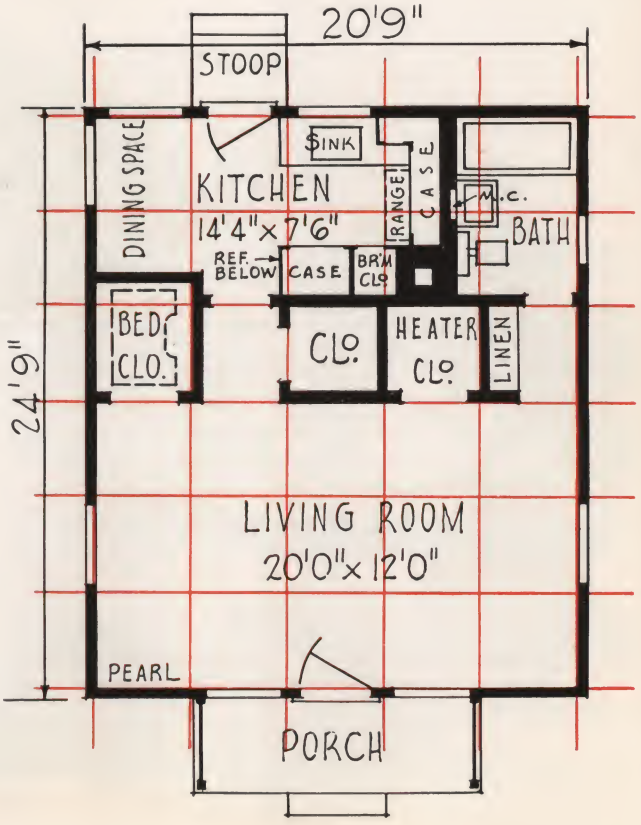
The exterior is simple, yet attractive and pleasing. Considering the low building cost involved, this home has real value for every dollar expended to build it.

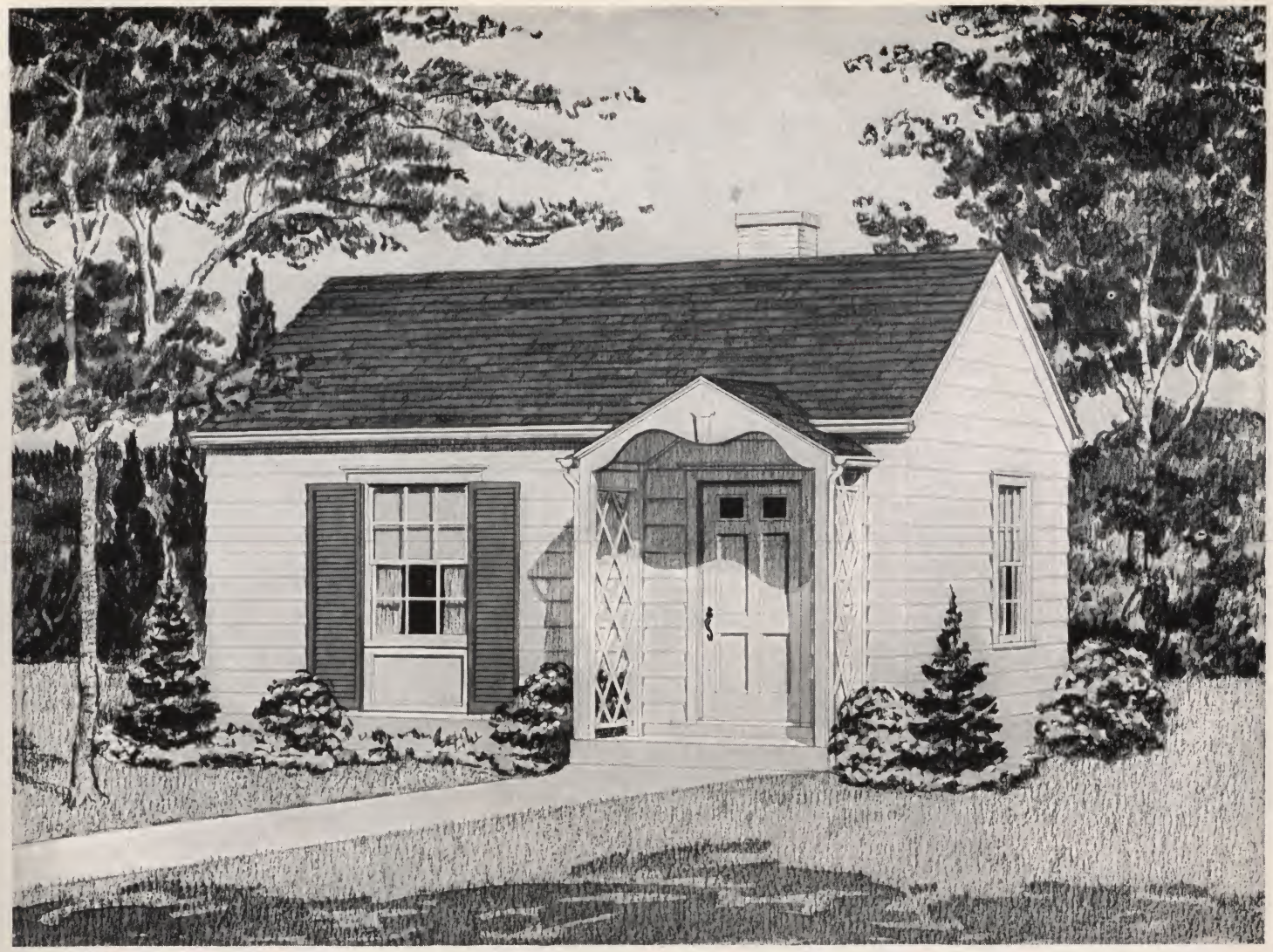


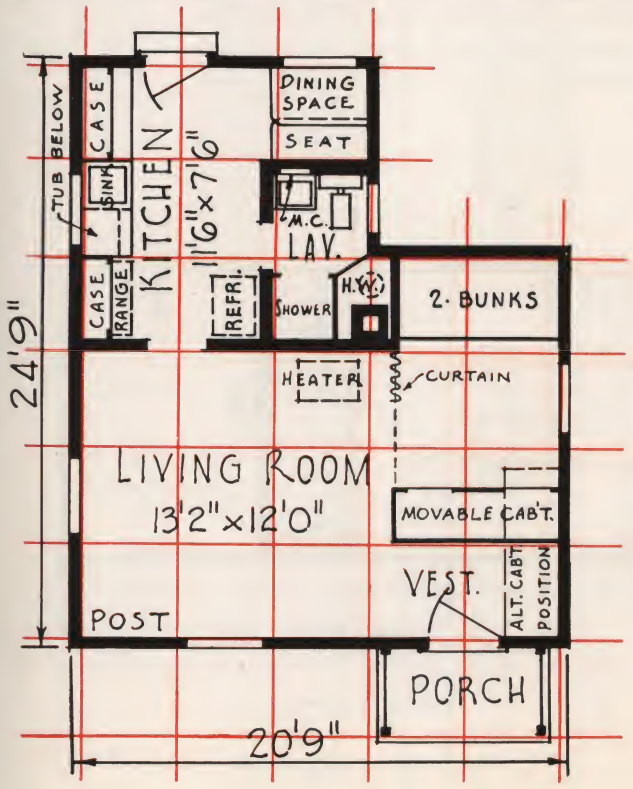
OPEN LINEN SHELVES

★ 7270 CUBIC FEET



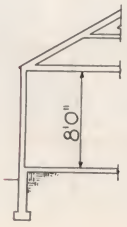






THE POST

This two room home contains all necessary living facilities for a small family. The sleeping area is formed by the built in bunks, a large cabinet and a draw curtain. The cabinet, which may be used as a wardrobe and for storage, is movable to permit various living room arrangements. The kitchen contains all modern conveniences and an ample dining space.

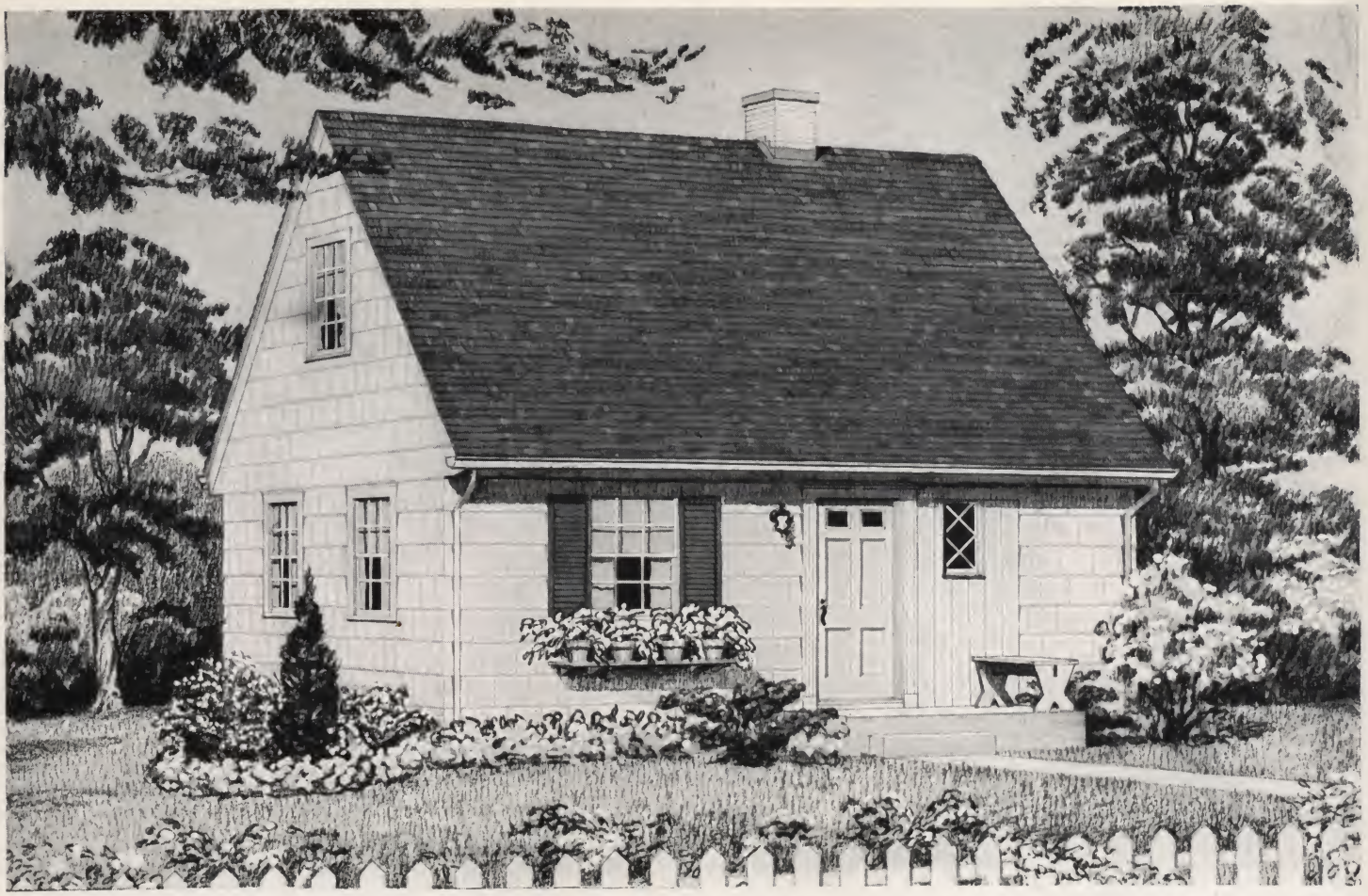


CUBAGE

5,375
CUBIC FEET



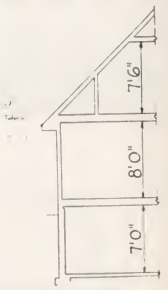
BUILT-IN BUNKS

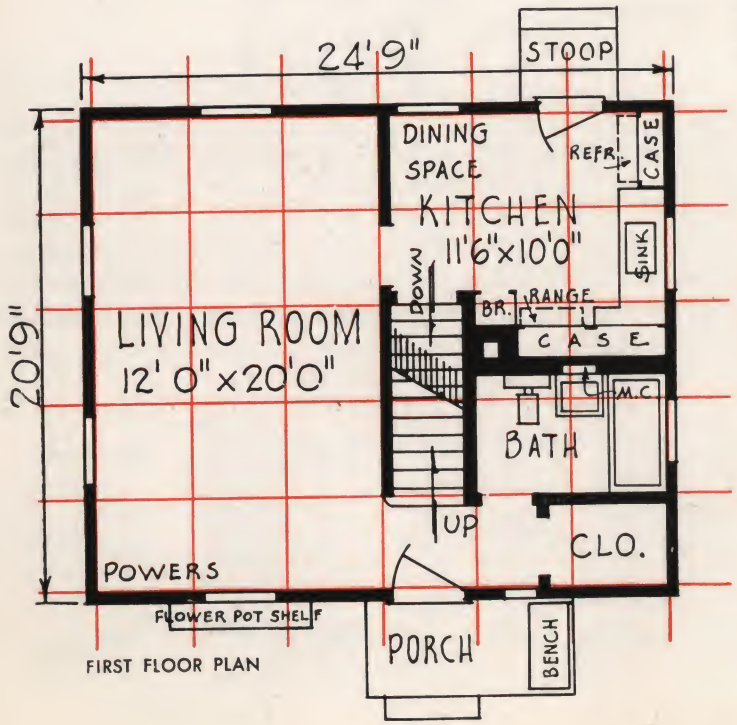


THE POWERS

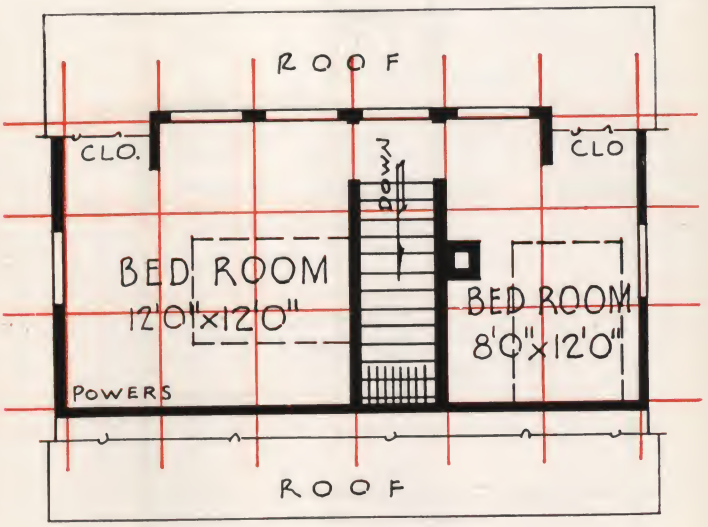
A Two-Story Home

The "Powers" affords a compact arrangement for a low-cost two-story home, in which the bath is located on the first floor adjacent to the kitchen plumbing to hold down cost. The second floor rear dormer provides cross ventilation for both bed rooms.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

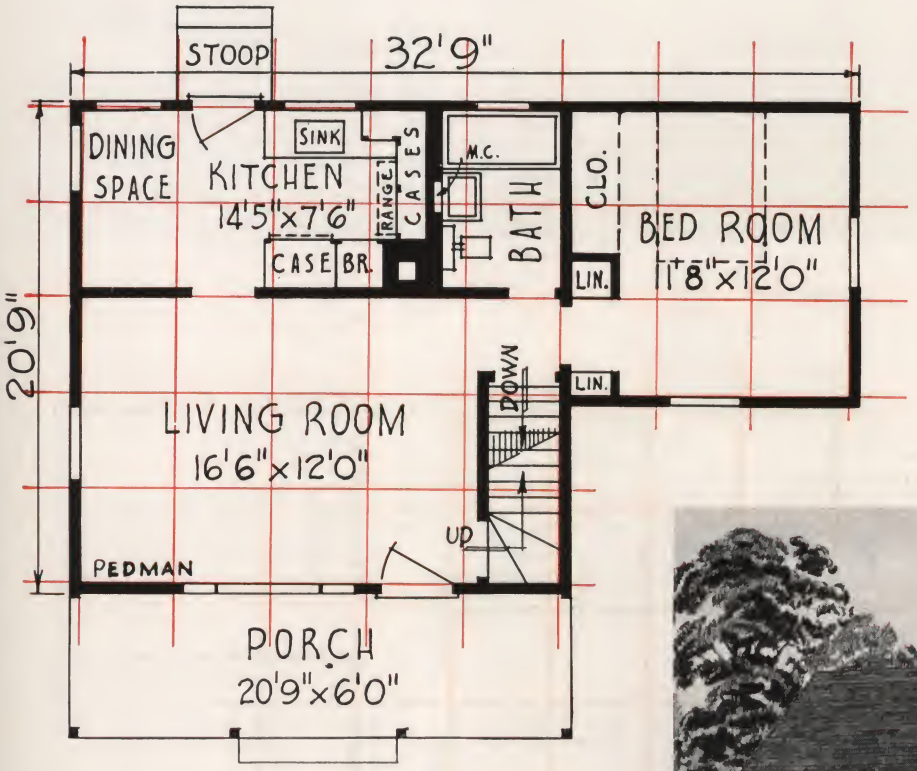
★ 12,315 CUBIC FEET

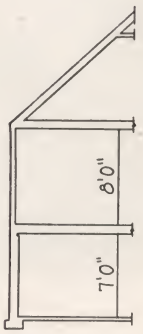


DESIGN A

THE PEDMAN

A cozy three room home, planned with a stair to attic for future use of the second floor for additional room. A full basement is also provided. The modular units indicated on the plan as on other plans in this series, are four feet square. Note the symmetry of window and door locations with reference to these squares.





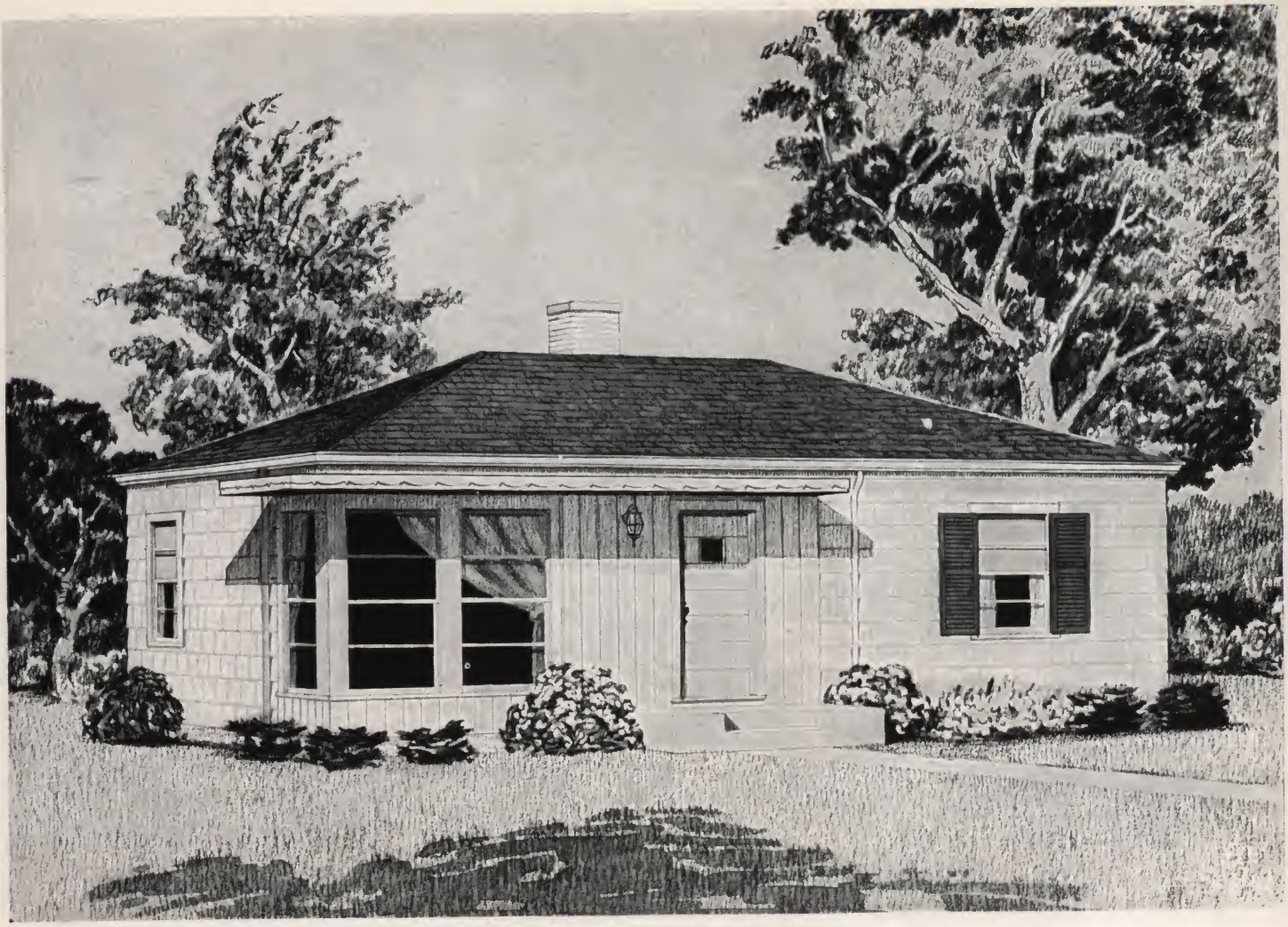
CUBAGE

PLAN A, 12,455 CUBIC FEET
PLAN B, 11,615 CUBIC FEET

★ NOTE THAT TWO EXTERIORS ARE ILLUSTRATED. WHEN ORDERING PLANS SPECIFY WHETHER DESIGN A OR B IS WANTED. DESIGN A HAS FRONT PORCH.

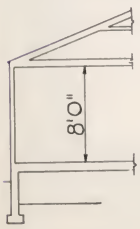


DESIGN B



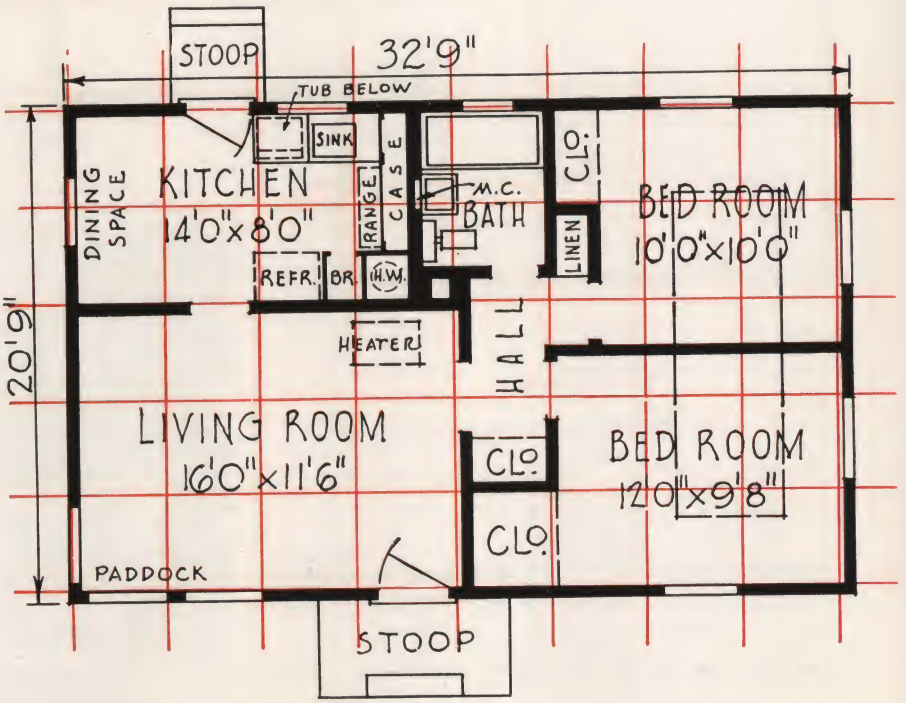
THE PADDOCK

A compact home economically designed to a very popular and practical rectangular plan. One notes at a glance the roominess and homey grouping of the various facilities. The selection of this home reflects sound building sense.

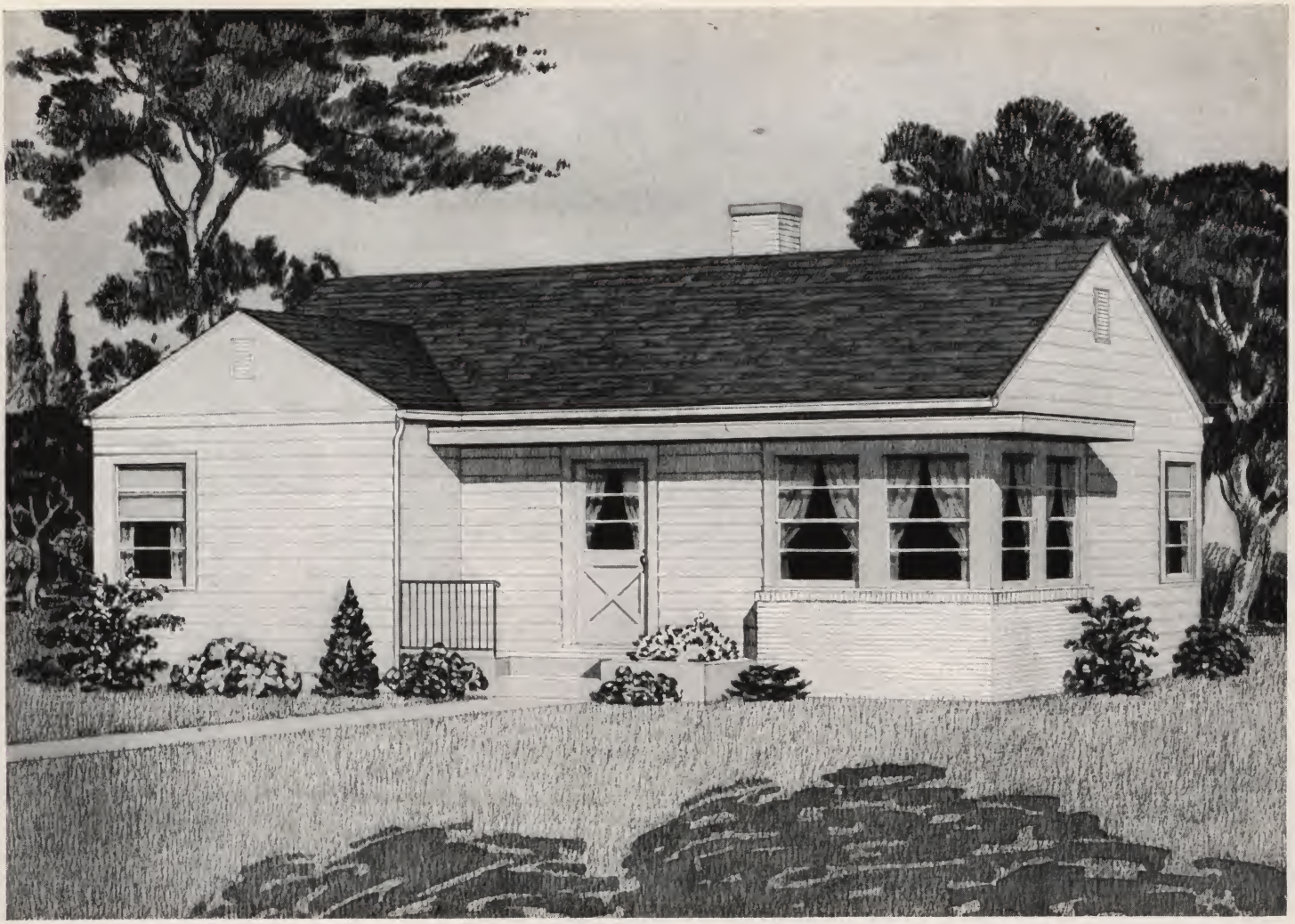


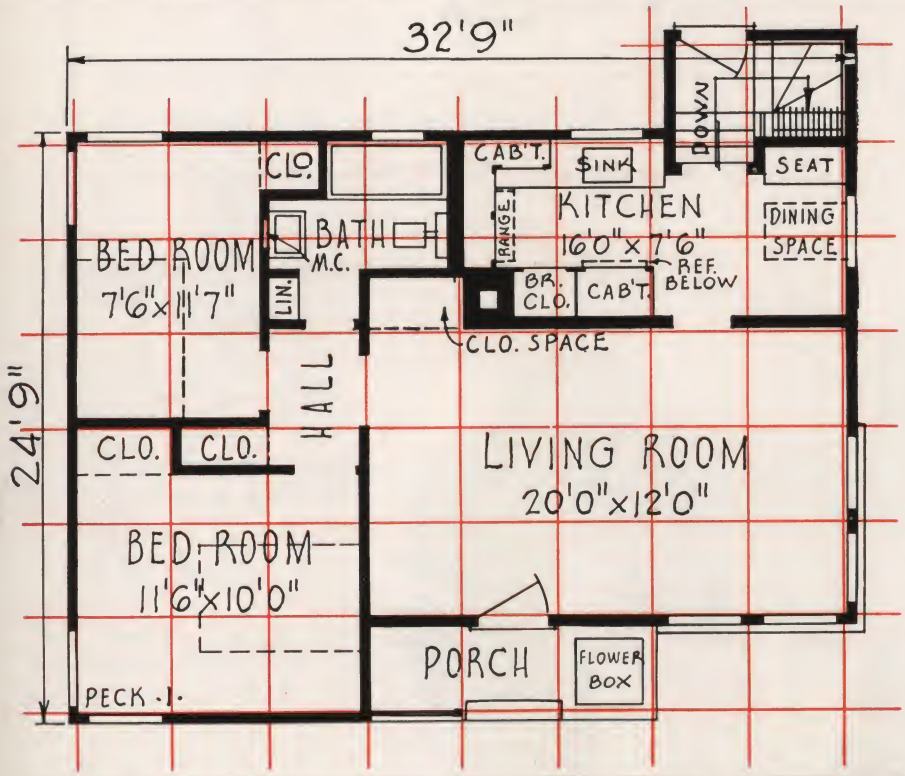
CUBAGE

8830
CUBIC FEET



THESE HOMES WILL MEET THE DEMAND FOR SOUND HOUSING AT MINIMUM COST





THE PECK

Plans of this home are available both with and without a basement. Plan 1, with basement is illustrated here. If plan without basement is desired order Plan 2.

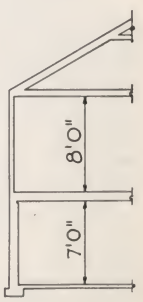
•

CUBAGE

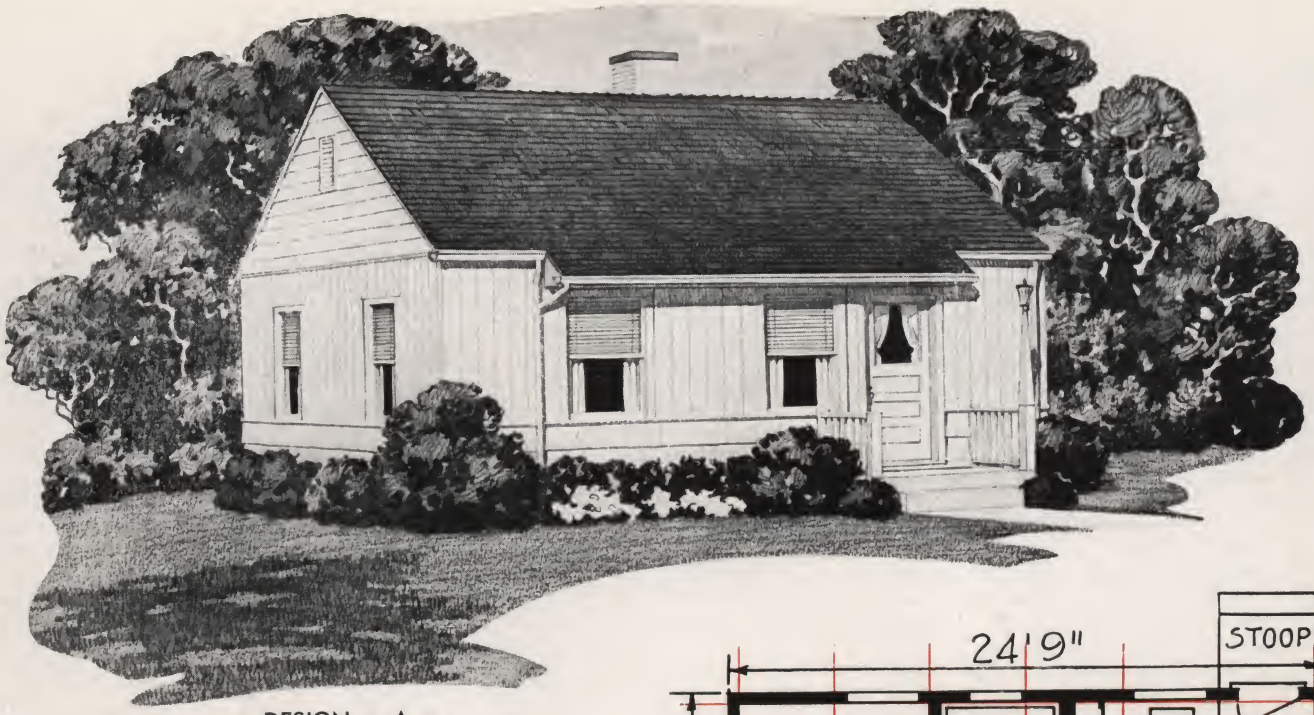
PLAN 1, WITH BASEMENT
13,935 CU. FT.

PLAN 2, WITHOUT BASEMENT
9,800 CU. FT.

•



THE USE OF STANDARDIZED MATERIALS EFFECTS CONSTRUCTION ECONOMY

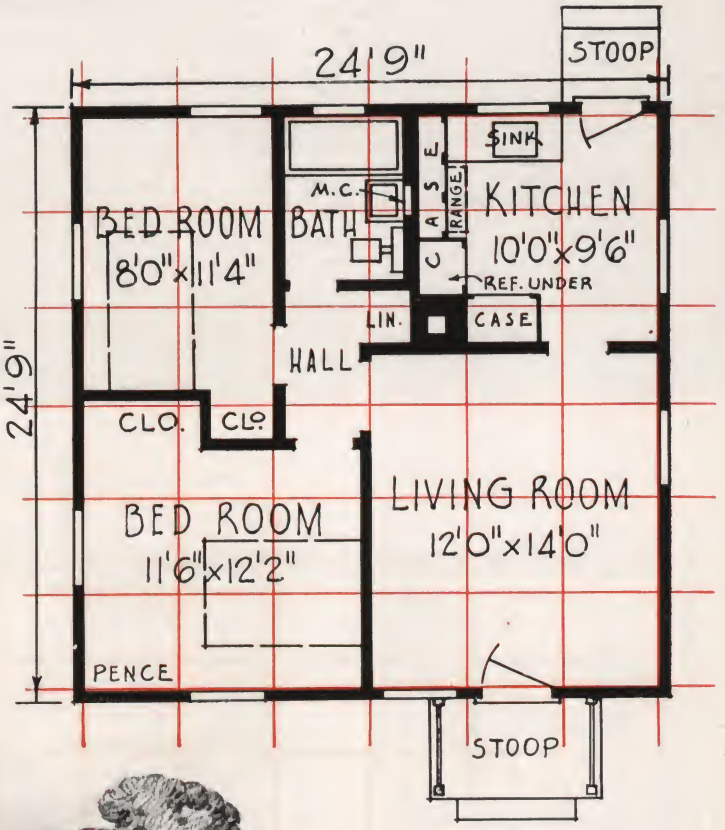


• DESIGN • A •

THE PENCE

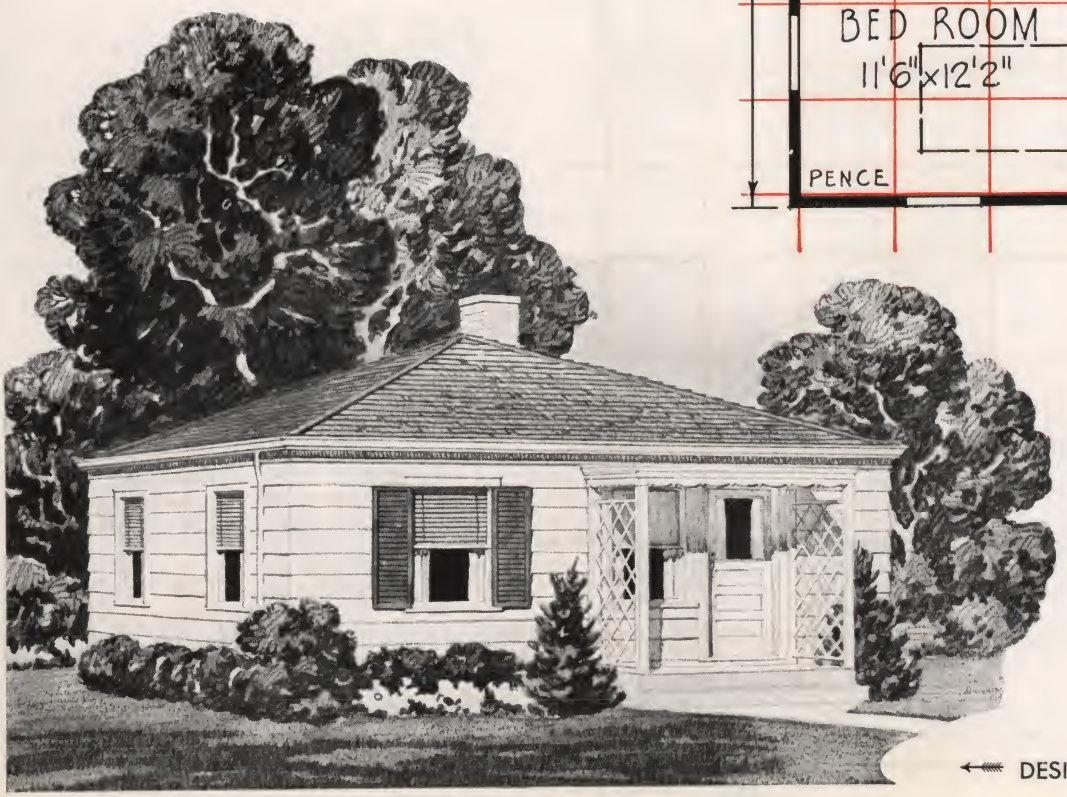
TWO EXTERIORS FOR SAME FLOOR PLAN

A genuinely livable home of four ample rooms arranged in a square plan. There is room for dining in the kitchen and a space heater may be used in the living room near the hall.

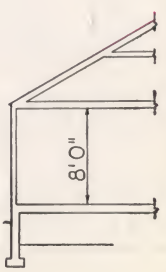


CUBAGE

DESIGN A, 8,720 CU. FT.
DESIGN B, 8,270 CU. FT.



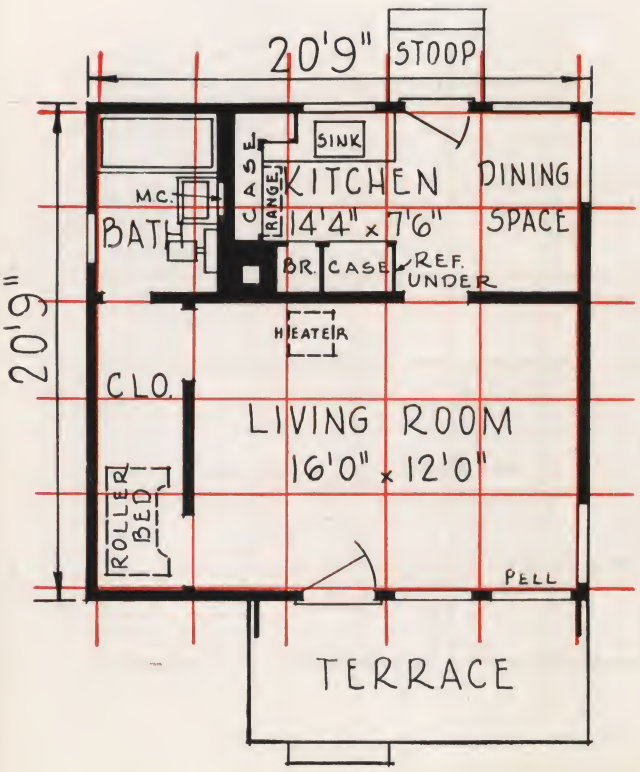
← DESIGN • B •

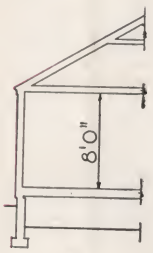




THE PELL

This simple, low-cost home is a complete living unit designed to occupy no more space than an average two-car garage. It is an answer to the housing need for those with limited building funds.

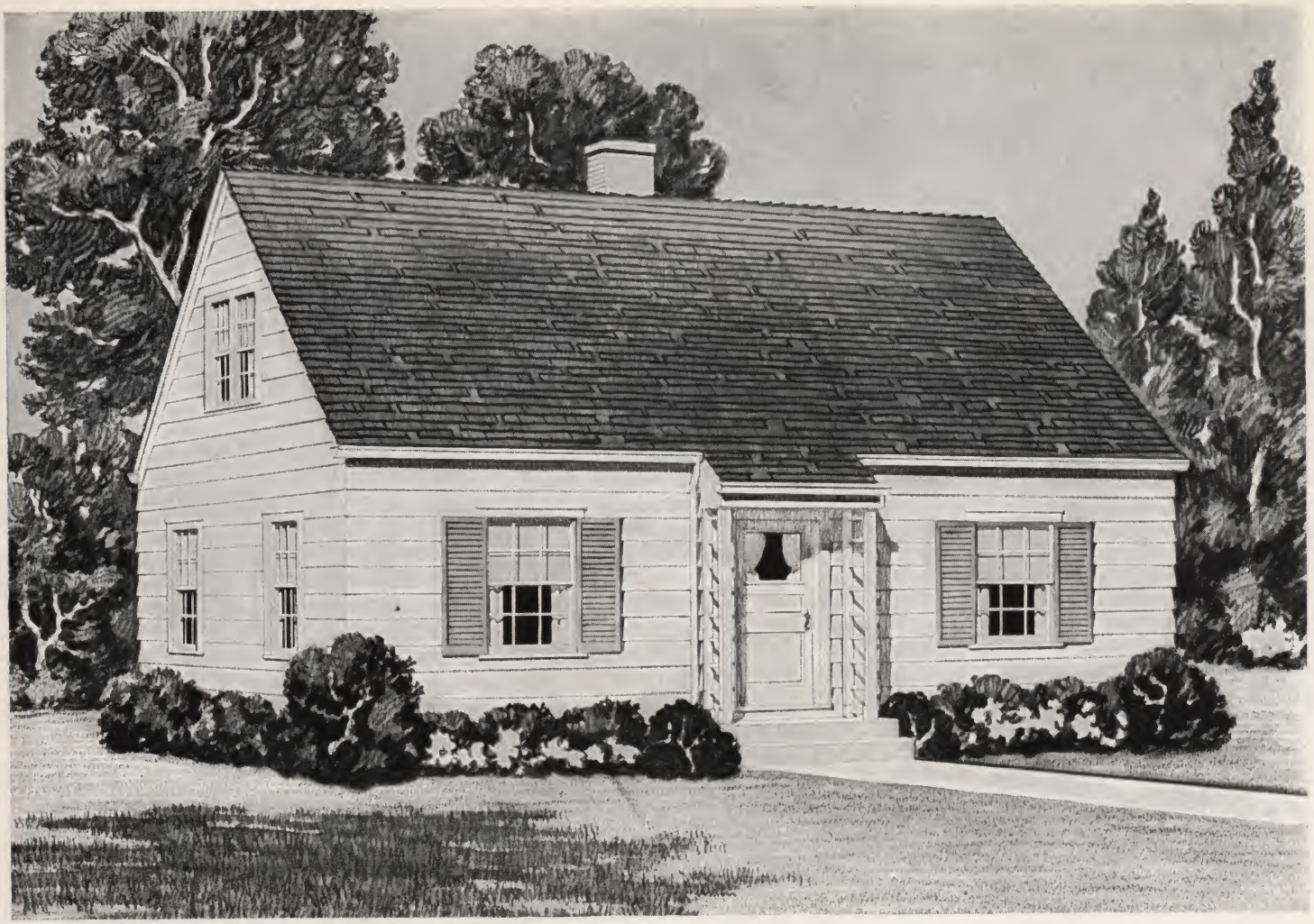




CUBAGE
6125
CUBIC FEET

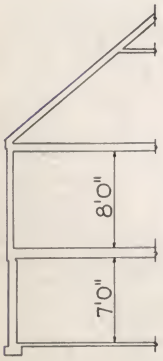


DINING SPACE IN KITCHEN



THE PALSEN

A compact four room plan with all the appointments of five rooms. Note the attic stairway is located to permit the addition of 2 future bedrooms upstairs making possible a home of six rooms.

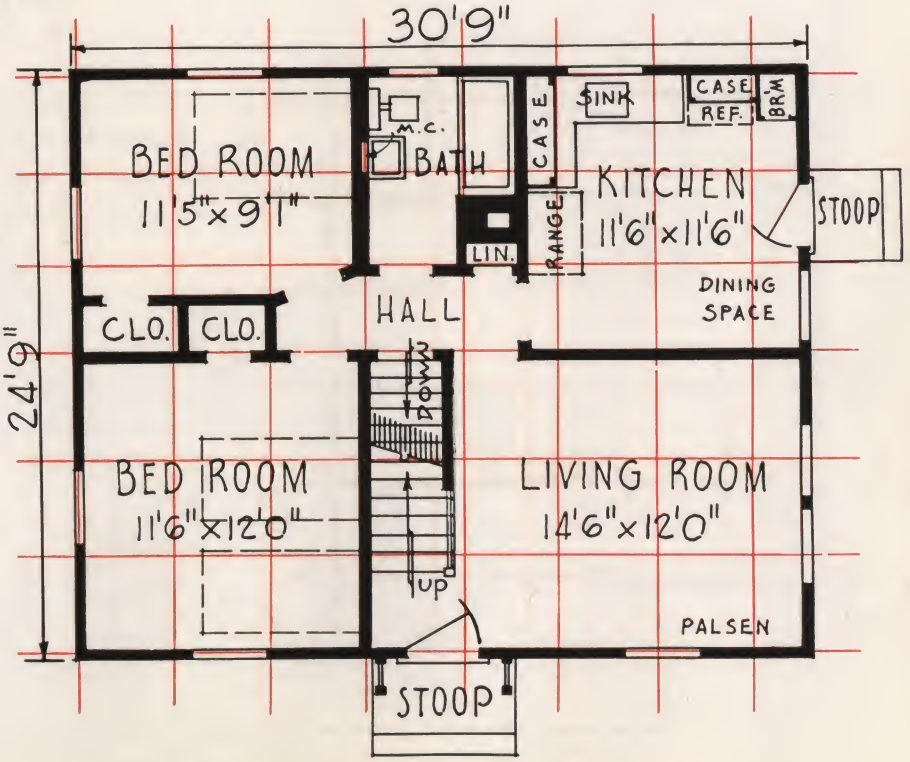


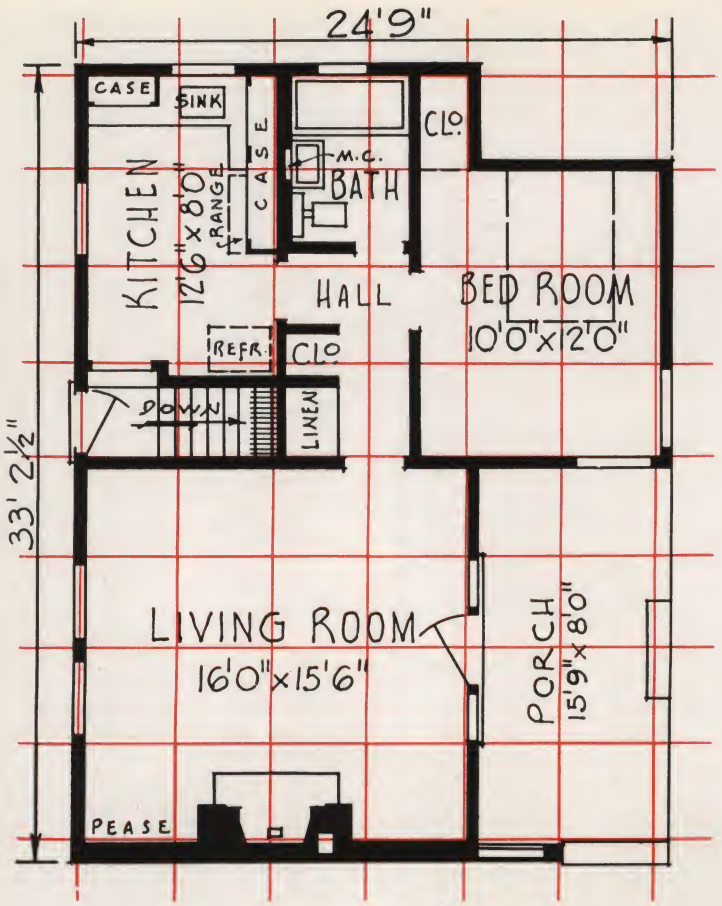
★

CUBAGE

16,765 CU. FT.

★

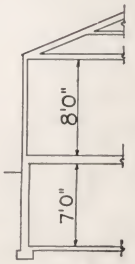




THE PEASE

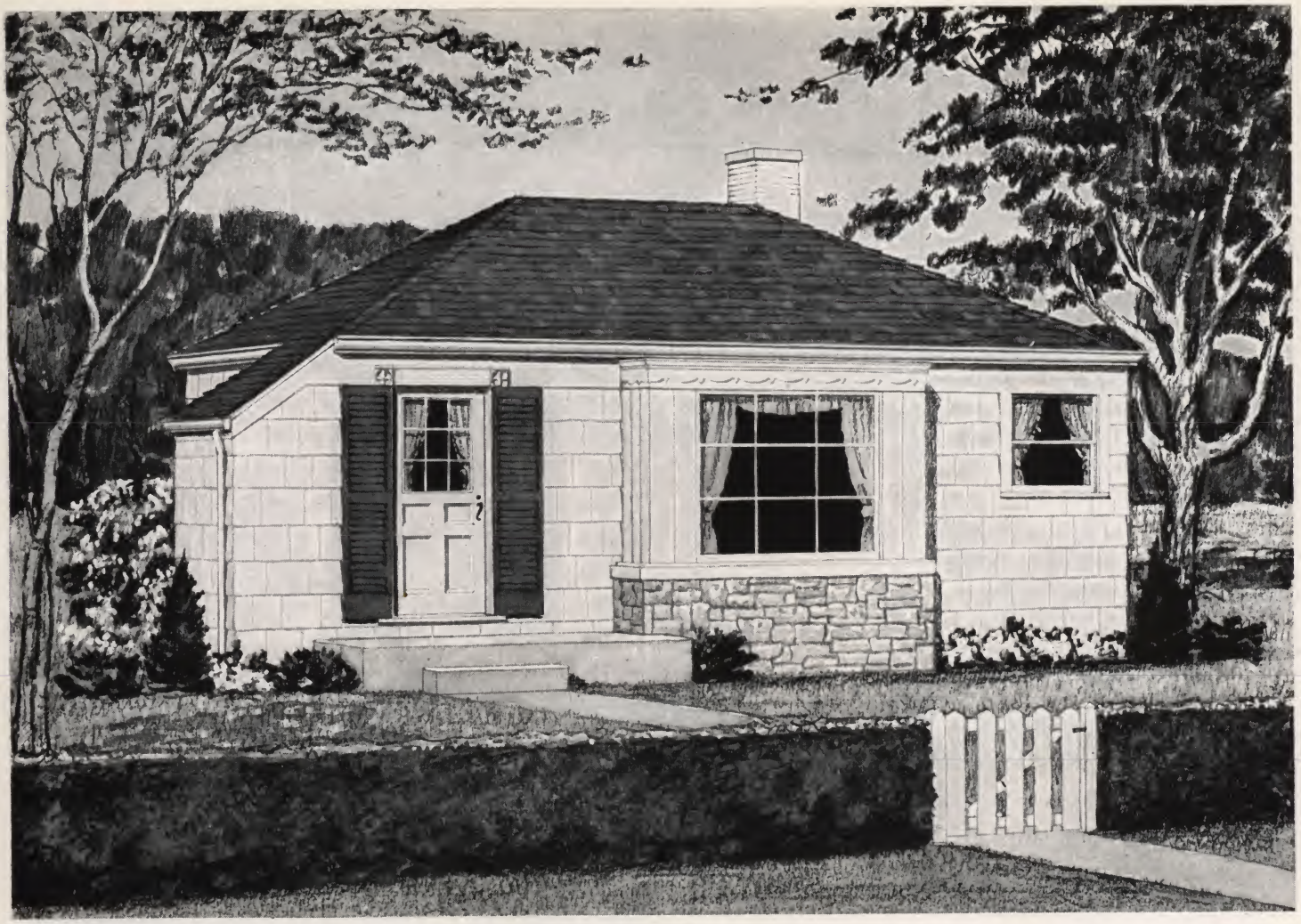
Seldom is found a combination of exterior beauty and an ideal floor plan that has more than this pleasing home. Here is proof of the contention that small homes, too, can be produced in good architectural taste.

★ 8345 CUBIC FEET



Note that in planning, the Four Foot Square is used as the basic module.

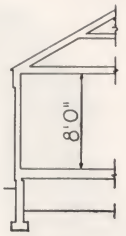




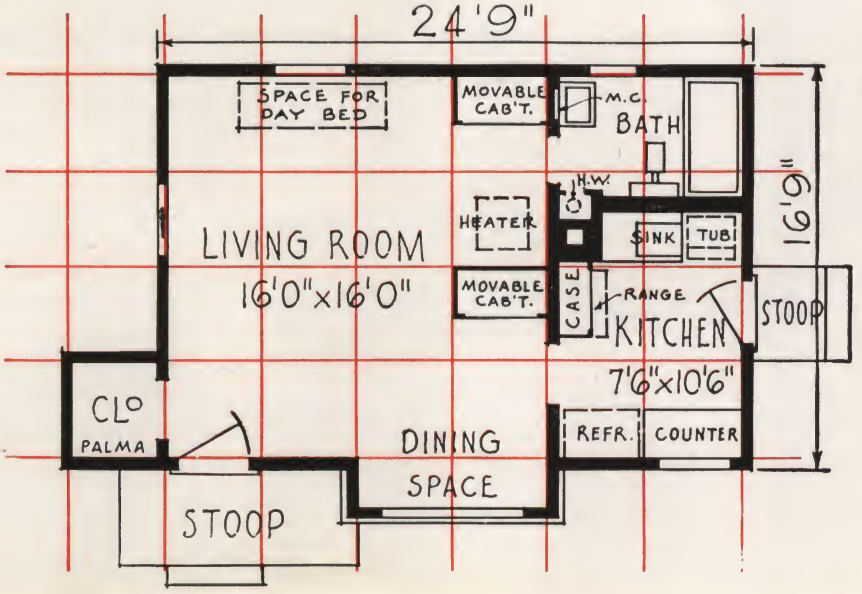
THE PALMA

In this home complete living requirements are included in a plan of minimum dimensions. Sleeping accommodations is accomplished by the use of a day bed in the living room.

CUBAGE
5980
CUBIC FEET

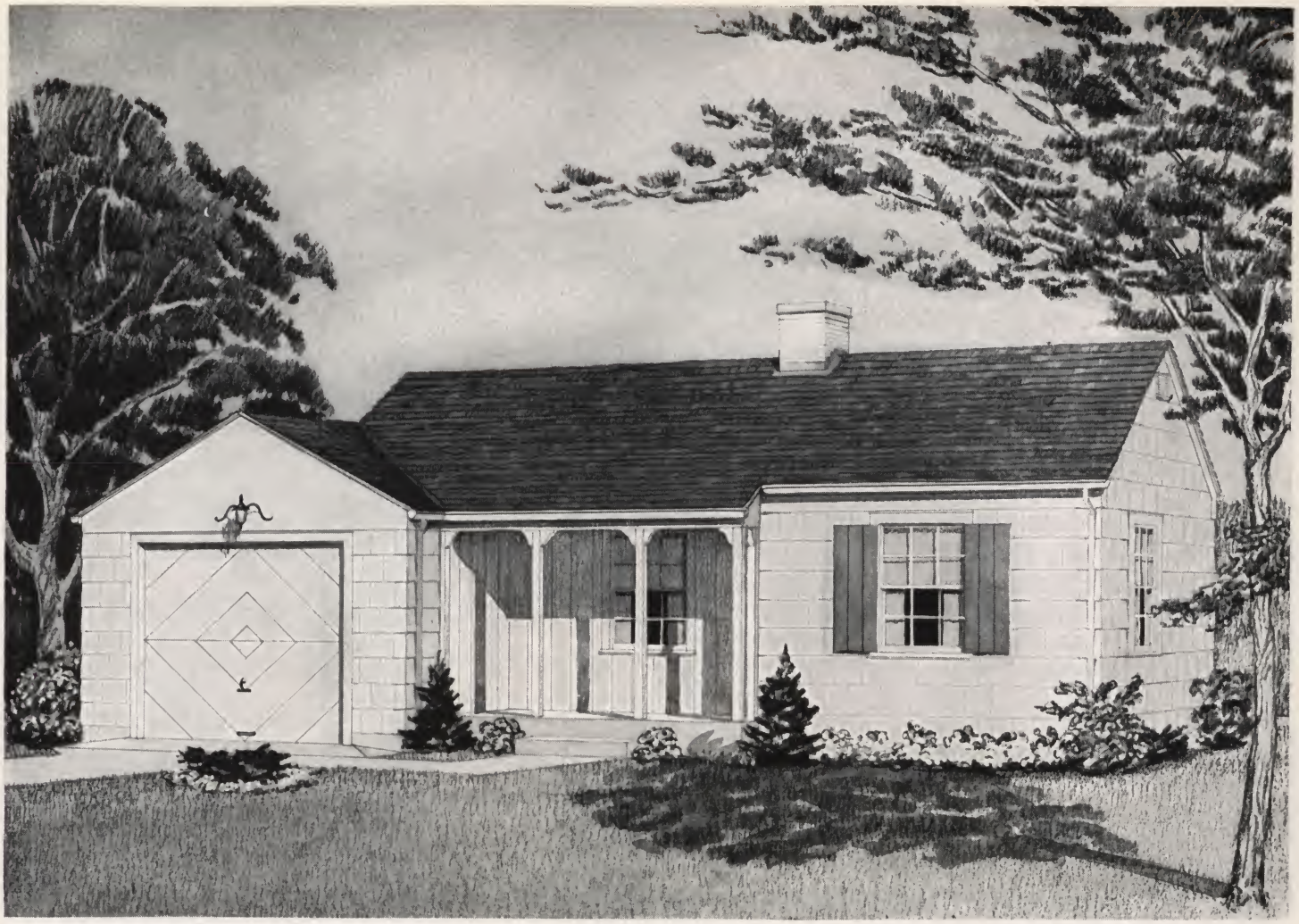


All floor plans with grid lines measure one-eighth inch equal to one foot.

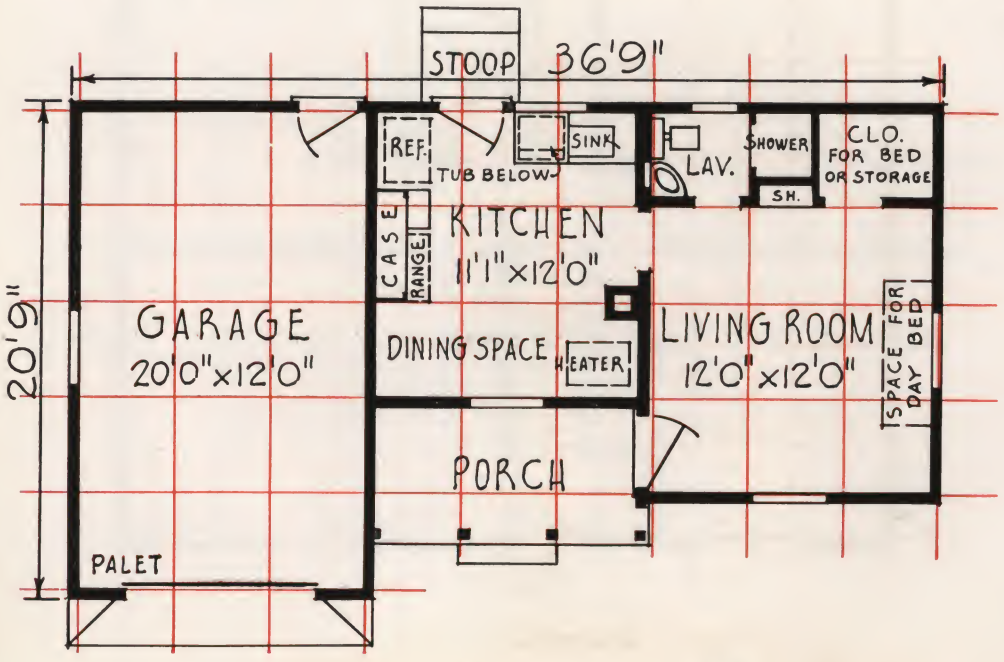




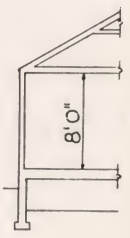
MOVABLE
STORAGE CABINETS



THE PALET

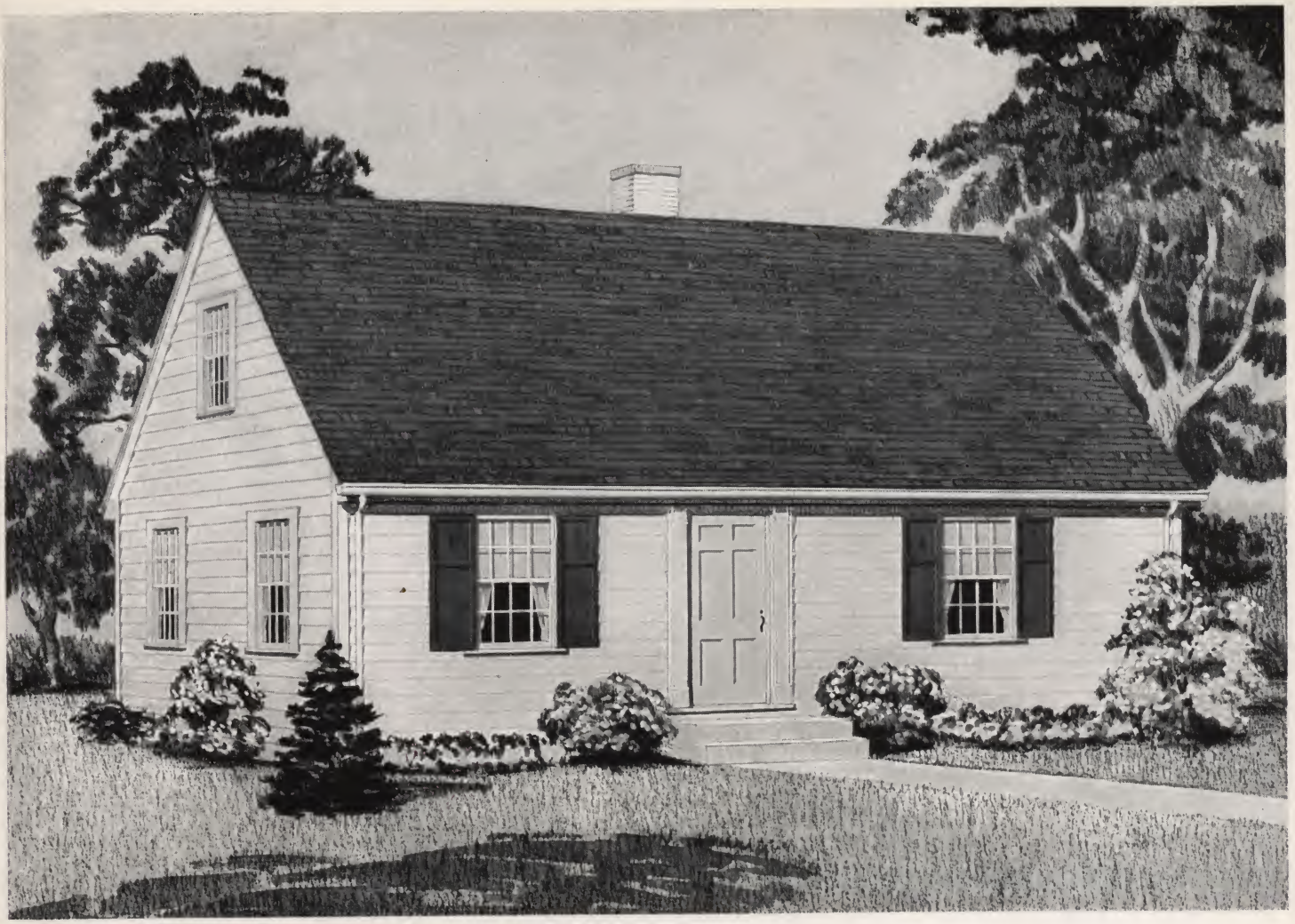


Here, as on the preceding page, is a complete living unit of minimum space requirement, but including an attached garage and porch. Note that plumbing is concentrated on one wall to hold down cost.



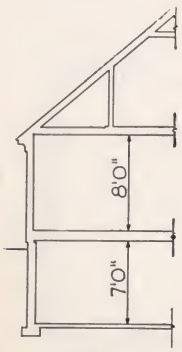
CUBAGE

HOUSE AND PORCH	5370 CU. FT.
GARAGE	2590 CU. FT.
TOTAL	7960 CU. FT.

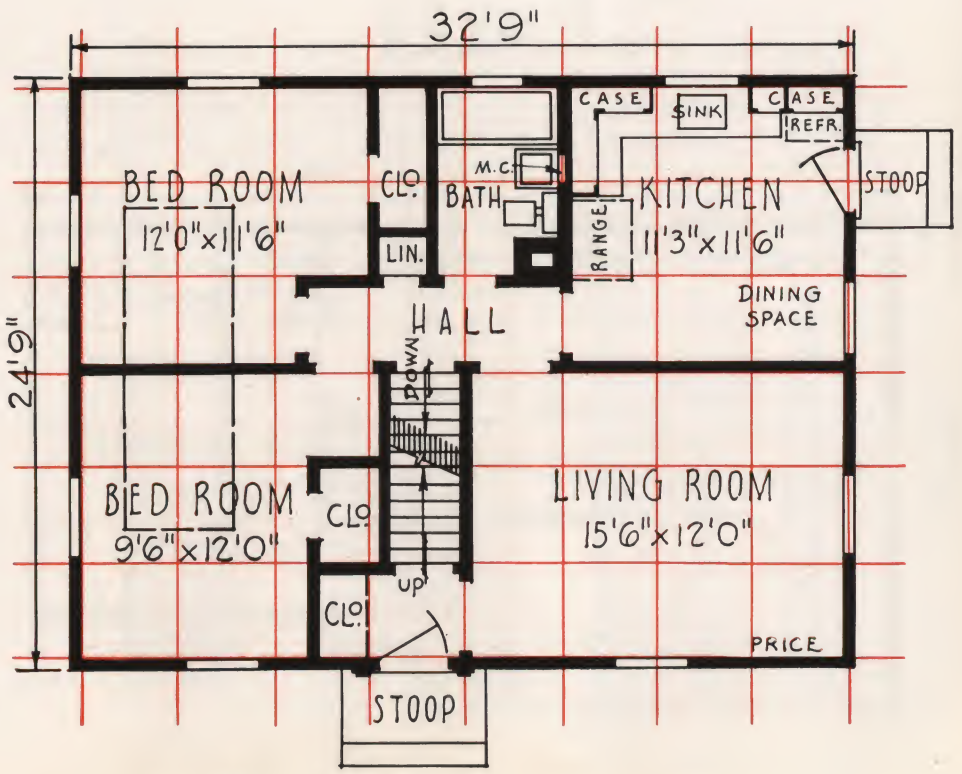


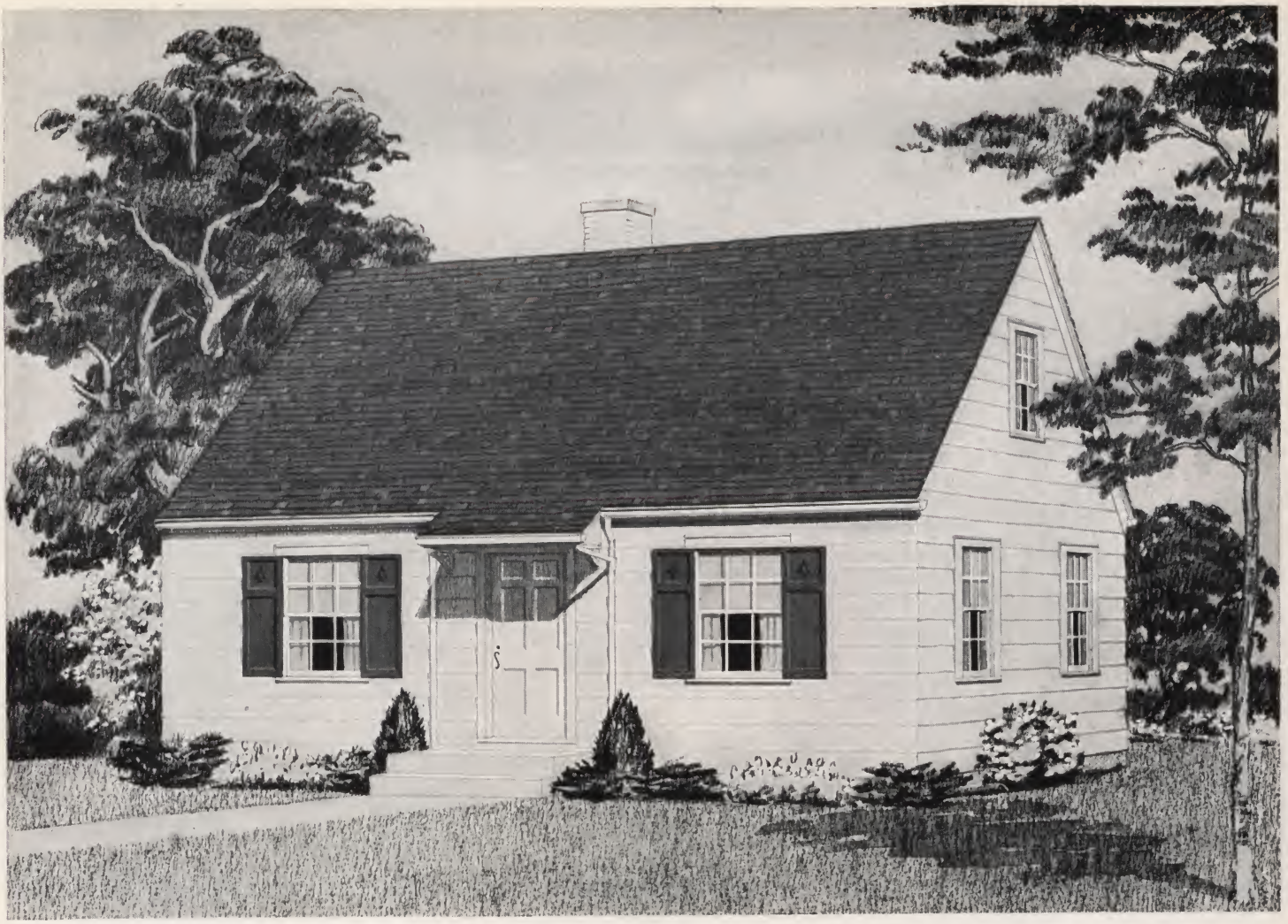
THE PRICE

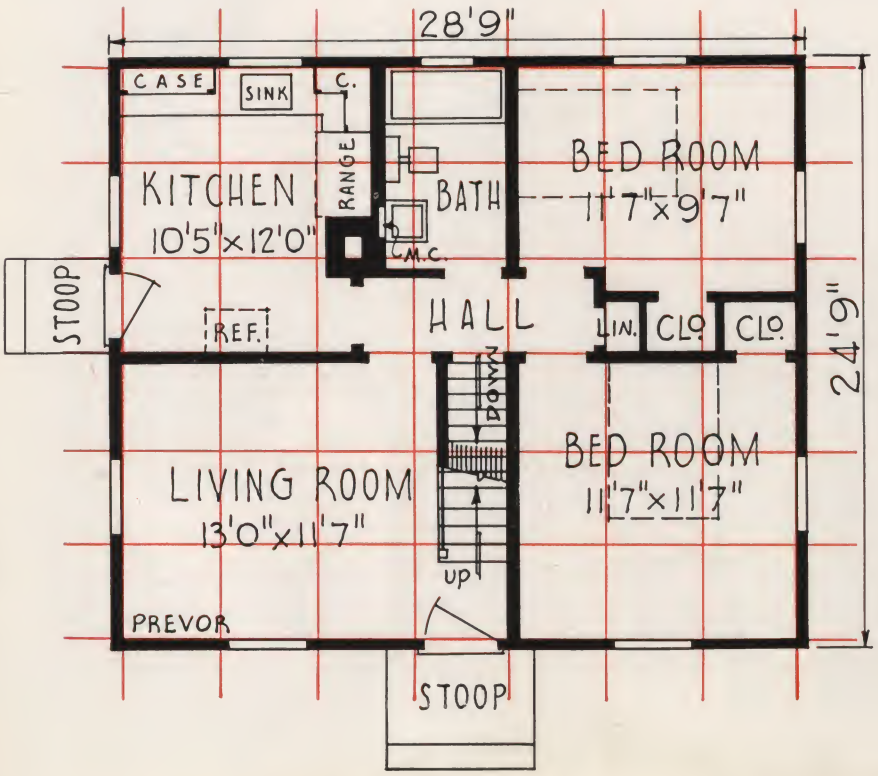
A practical home of four rooms with five-room efficiency. Note that easy access is had to all rooms from the connecting center hall.



CUBAGE
17,415 CUBIC FEET



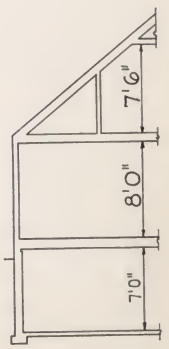




THE PREVOR

Although this home has four large rooms, including two bed rooms, it really has the efficiency of five, for ample dining space has been provided in the kitchen. The compact rectangular plan assures a maximum use of space. A full basement and attic stair are provided.

This plan offers opportunity for 2 future rooms in attic.



CUBAGE

15,170
CUBIC FEET

Dormer Suggestions

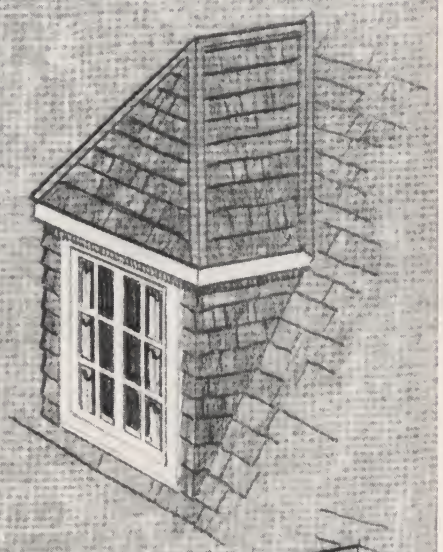
There are many advantages in the inclusion of dormers when building your new home. Added light is achieved and adequate circulation of air is insured for the attic or second floor rooms.

Dormers should be located so that maximum floor space can be utilized and furniture placement in and near the dormer should be considered.

Only a few of many types and sizes are suggested here, but architectural characteristics of the home, roof lines and pitch must determine the dormer best suited.

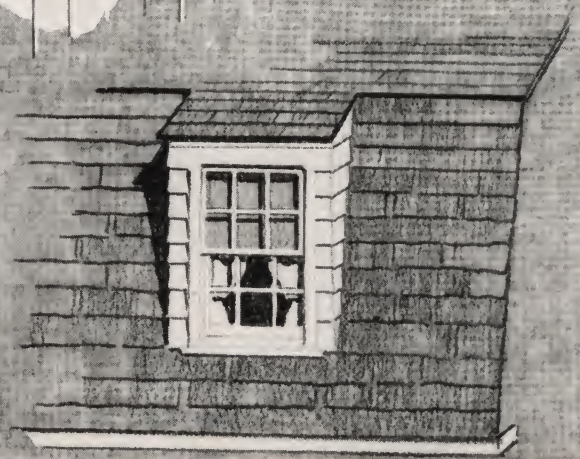
Not only do dormers contribute largely to the efficient use of an attic or the second floor of a one-and-one-half story home, but also lend a pleasing and cheery note to the exterior as well.





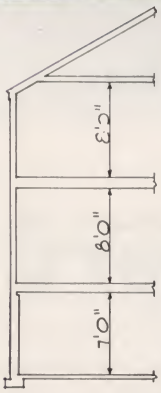






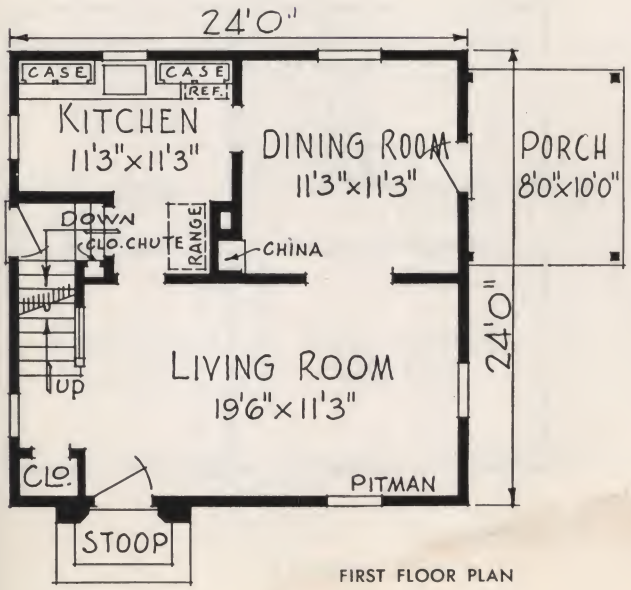






THE PITMAN

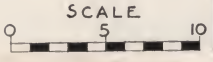
When viewing this charming six-room home, one feels the desire to own it, for it is tasty, quite appropriate, and with a practical square plan. The second floor protrusion not only permits a varied design treatment of the front, but enlarges the bedrooms as well.

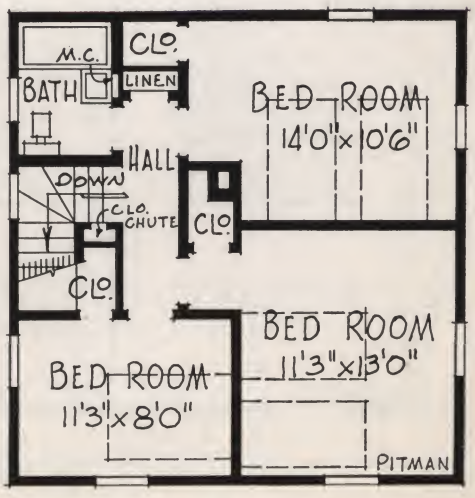


FIRST FLOOR PLAN

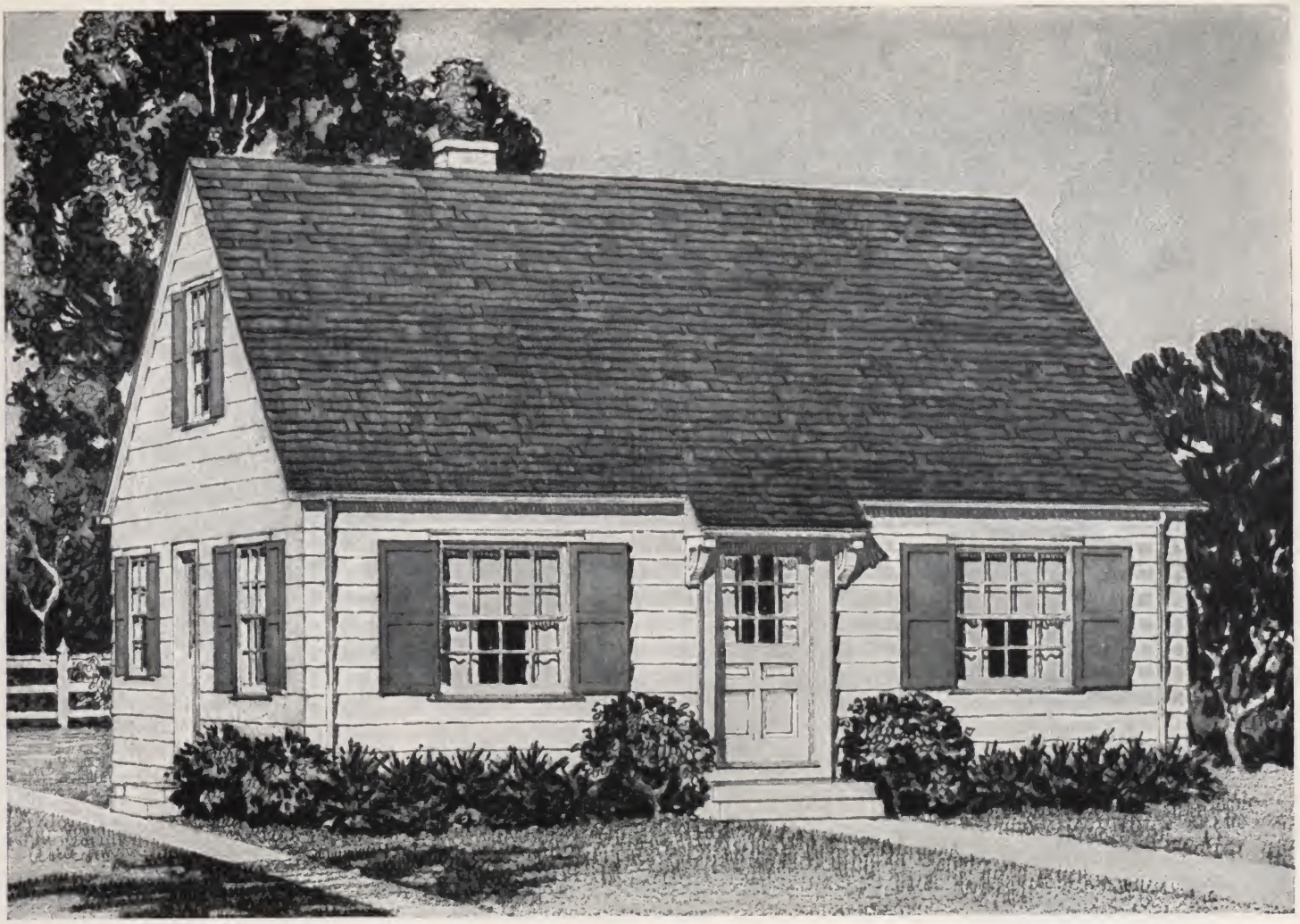
It is possible to adapt this plan to a very narrow lot by relocating porch at rear of dining room.

CUBAGE
16,500 CU. FT.





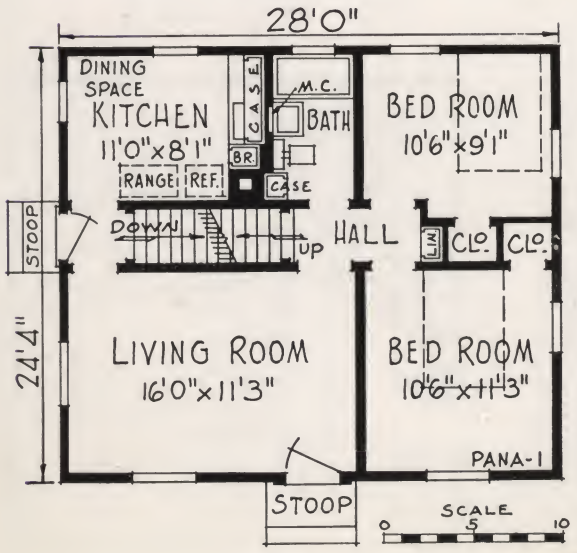
SECOND FLOOR PLAN



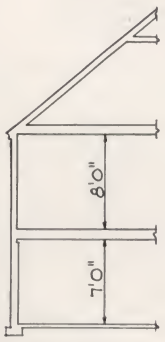
THE PANA

When ordering plans specify whether plan 1 or 2 is wanted.

When viewing this home one senses a certain air of refinement in its beauty which is a matter of good proportion rather than excessive ornamentation. The rectangular plan permits exceptionally ample rooms. Dining space is provided in the kitchen.



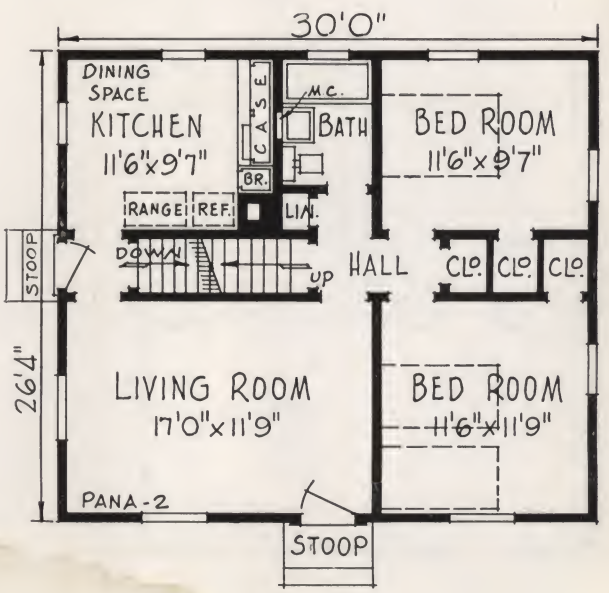
PLAN 1



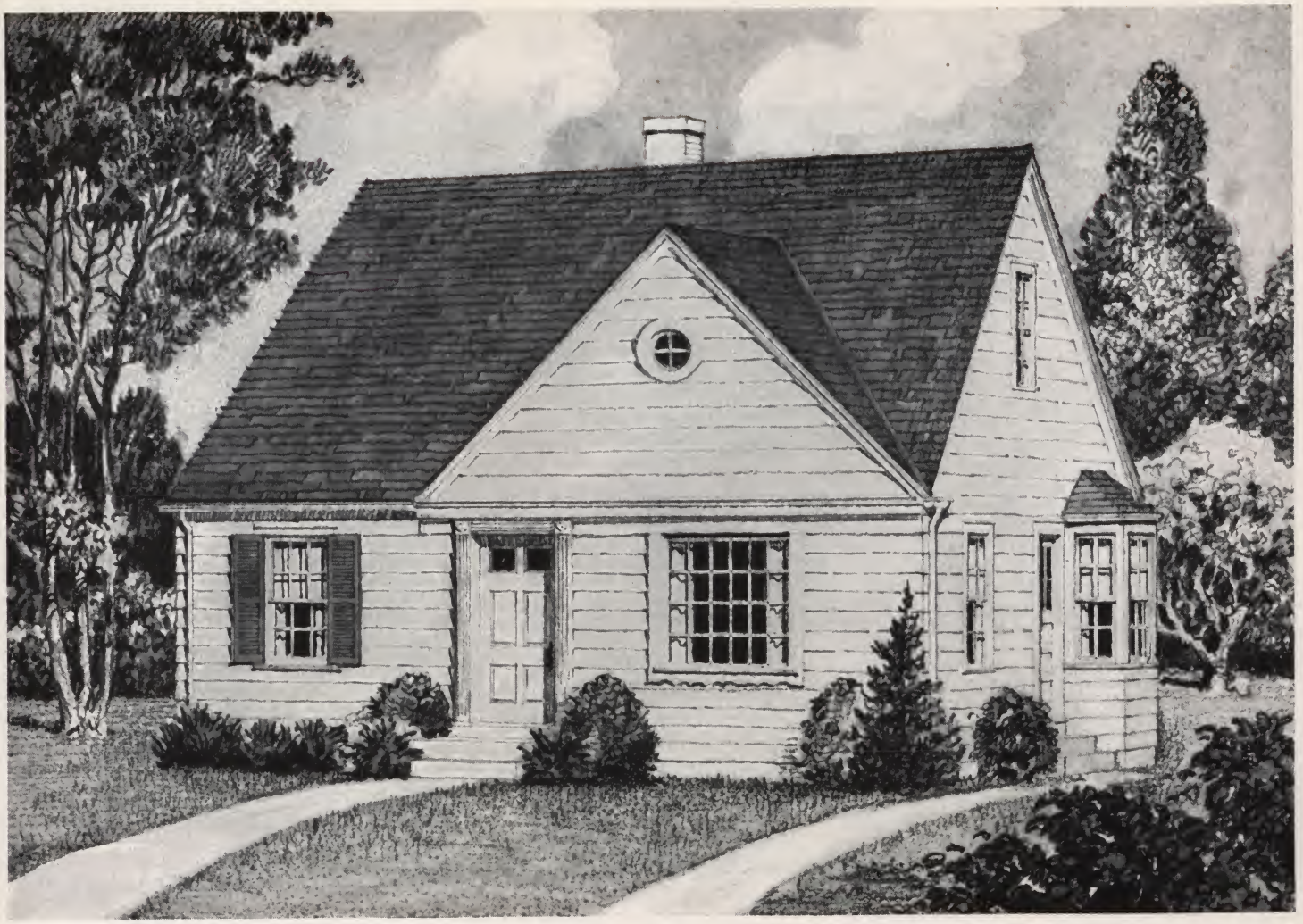
CUBAGE

PLAN 1
14,240 CU. FT.

PLAN 2
16,980 CU. FT.



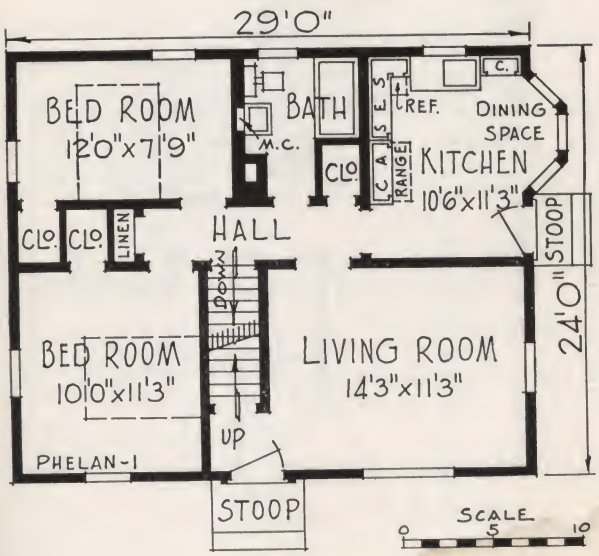
PLAN 2



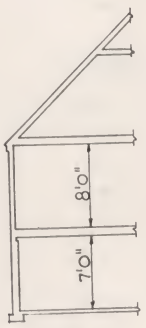
THE PHELAN

Note that Plan 2 is two feet wider and two feet deeper than Plan 1.

There is a welcome flexibility in Early American design which permits of such pleasant variations in exterior treatment as is illustrated here. The "Phelan" is planned for economical cost and therefore each square foot of floor area has functional purpose. Stairway to attic is also included.



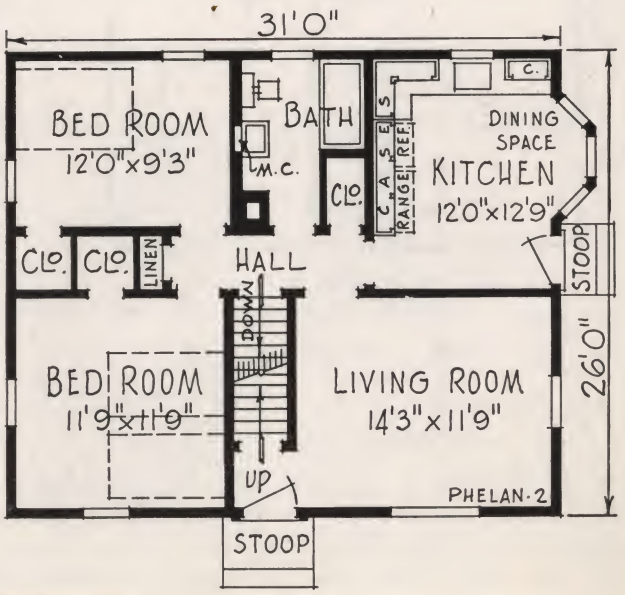
PLAN 1



CUBAGE

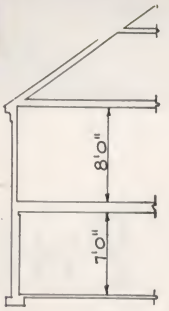
PLAN 1
15,120 CU. FT.

PLAN 2
18,290 CU. FT.



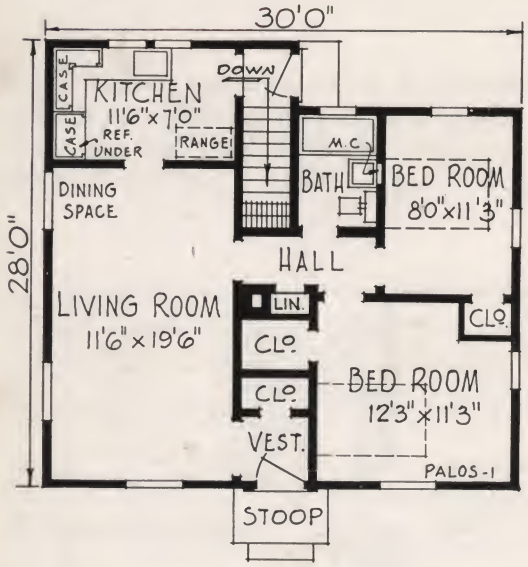
PLAN 2





THE PALOS

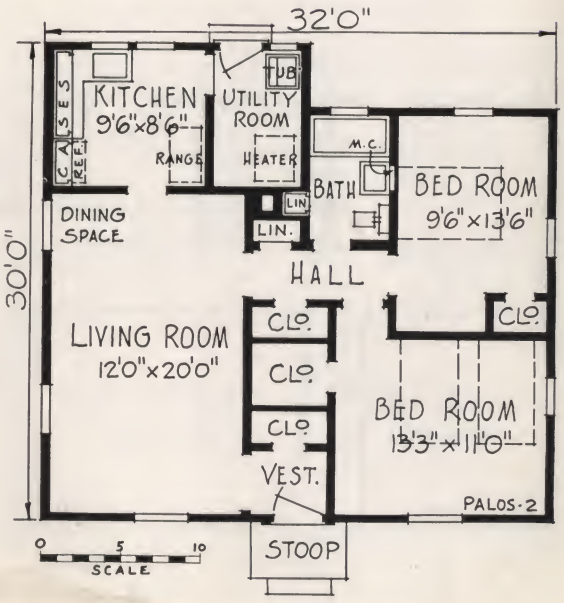
Offering a choice between two plans, one with and one without basement.



PLAN 1, WITH BASEMENT

CUBAGE

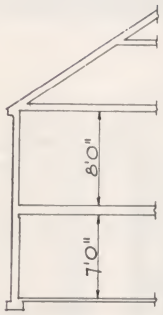
PLAN 1, 15,980 CU. FT.
PLAN 2, 12,750 CU. FT.



PLAN 2, WITHOUT BASEMENT

Truly representative of the great strides made in recent years in the small home building field, the "Palos" has outstanding merit. The large living room includes a cozy dining space, and closets are plentiful. Note that Plan Two is two feet wider and two feet deeper than Plan One and has a utility room instead of a basement.





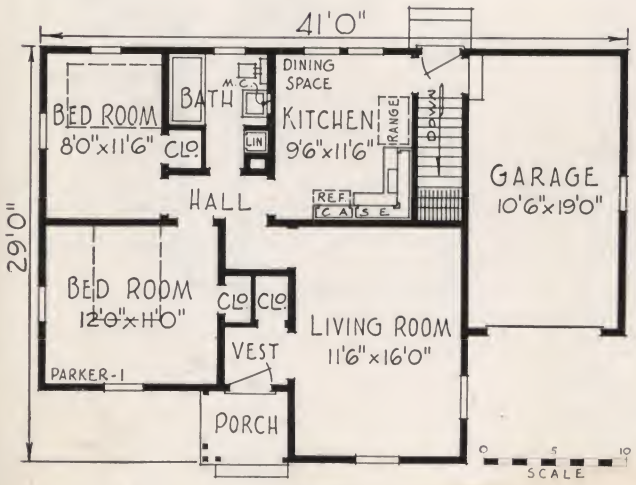
THE PARKER

CUBAGE

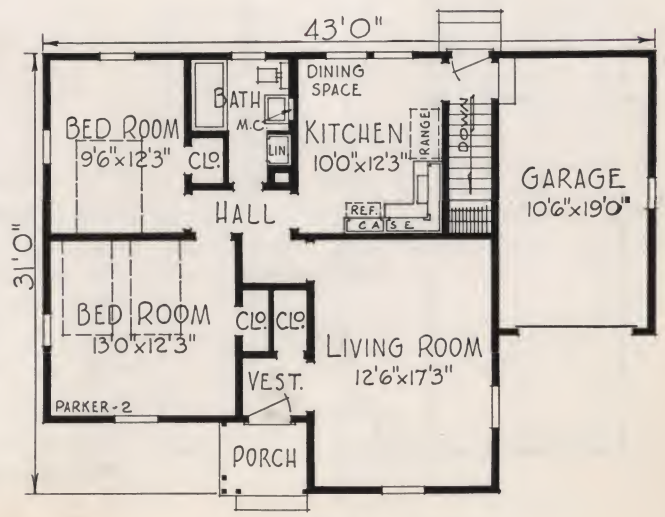
PLAN 1.....15,760 CU. FT.
PLAN 2.....17,920 CU. FT.

Garage Addition For Either Plan, 2,640 Cu. Ft.

Seldom is found the combination of exterior beauty with an ideal floor plan which gives more than this pleasing Colonial home. Large, well arranged rooms, modern equipment and an attached garage are features worthy of careful note.



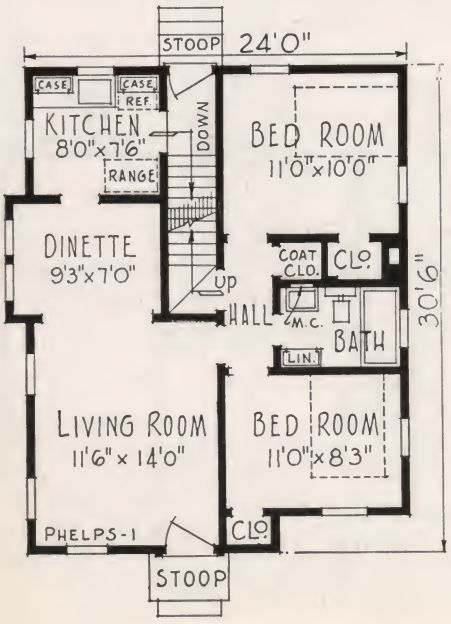
PLAN 1



PLAN 2

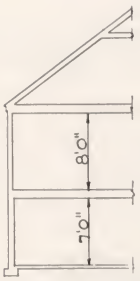


THE PHELPS

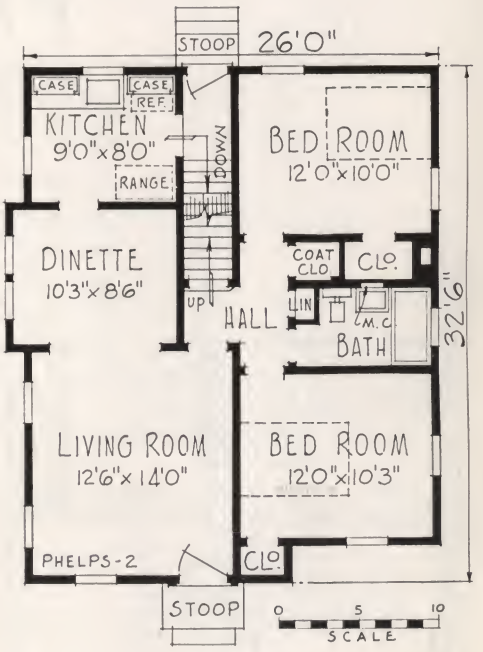


PLAN 1

Offering a choice of two plans of different size.



Here one finds good evidence of the unusual degree of charm and individuality which is possible for the home builder to obtain today. Well-planned, adaptable to a narrow lot, and with an exterior that lends itself well to numerous color combinations, this home will challenge wide admiration.

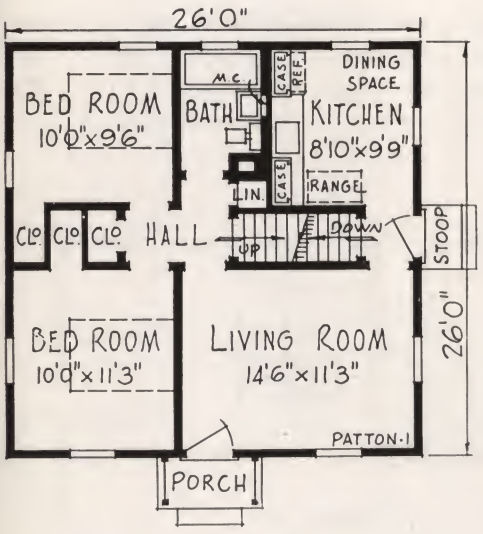


PLAN 2

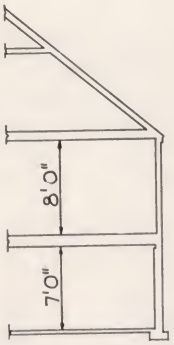
CUBAGE

PLAN 1.....14,320 CU. FT.
PLAN 2.....17,320 CU. FT.





PLAN 1



Here is a compact and practical little home of unusual merit, just the kind to buy when appearances, convenient room arrangement and low cost are desired. Suitable for a narrow lot, it will make a charming addition to any community.

THE PATTON

Two plans are offered. When ordering specify which plan is wanted.



PLAN 2

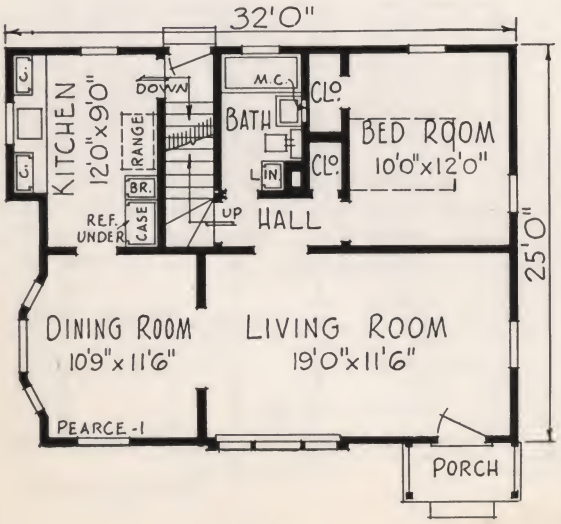
CUBAGE

PLAN 1.....14,470 CU. FT.
PLAN 2.....15,970 CU. FT.

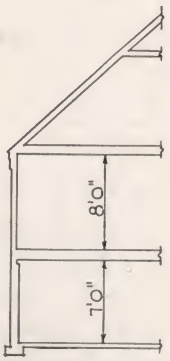


THE PEARCE

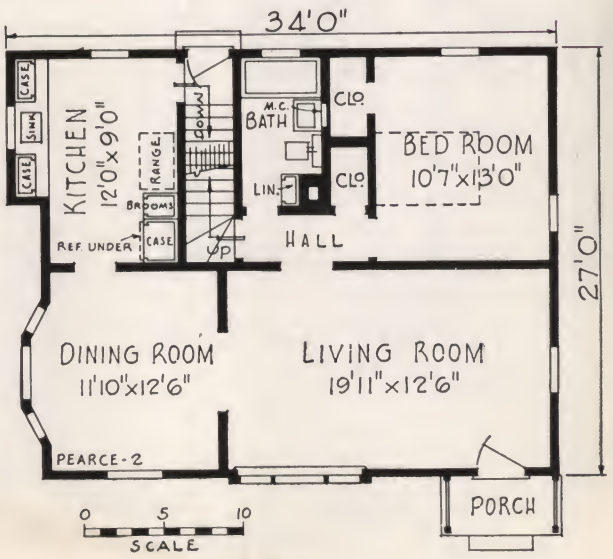
A compact four-room home which contains in itself a full dining room and the many other essentials usually found only in larger residences. The inclusion of the attic stair suggests the possibility of a future second floor development, should necessity arise, and without costly alterations. Two plans are offered for your selection. Note that Plan 2 is two feet wider and two feet deeper than Plan 1.



PLAN 1

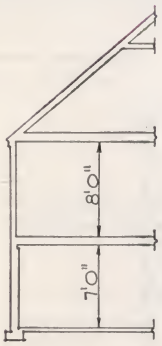


CUBAGE
PLAN 1
16,740 CU. FT.
PLAN 2
19,610 CU. FT.



PLAN 2





CUBAGE

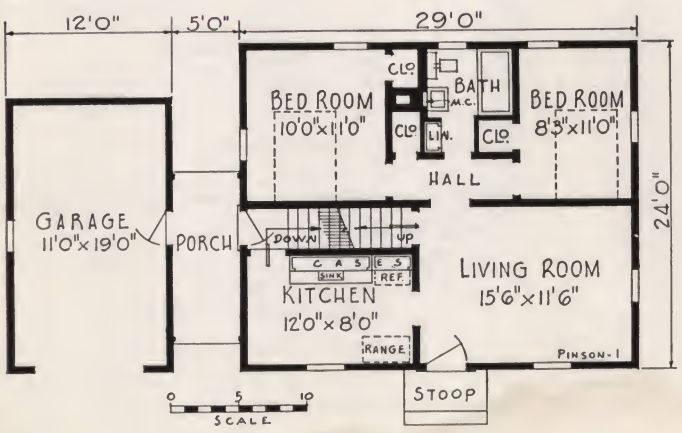
PLAN 1
14,900 CU. FT.
PLAN 2
14,150 CU. FT.

★

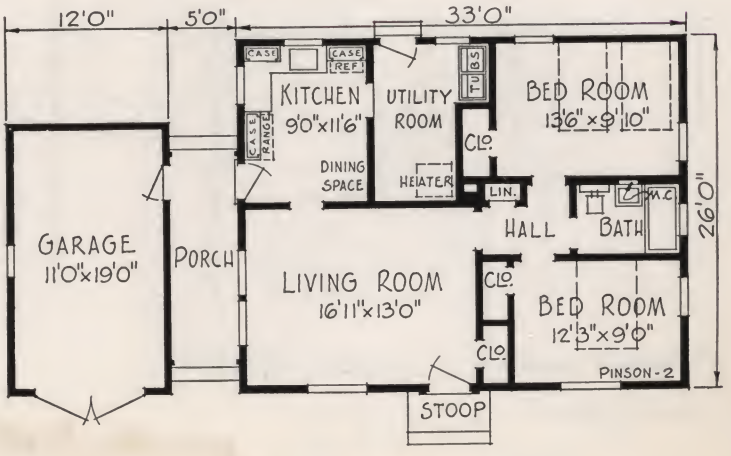
Garage Addition for Either Plan, 2,760 Cu. Ft.

THE PINSON

The garage, although not a part of the main house, is connected to it by a porch to attain the pleasing effect of wide low lines in the entire design composition. It is a practical idea also, in that the garage is convenient and accessible in bad weather. Unique landscaping is possible.



PLAN 1, WITH BASEMENT

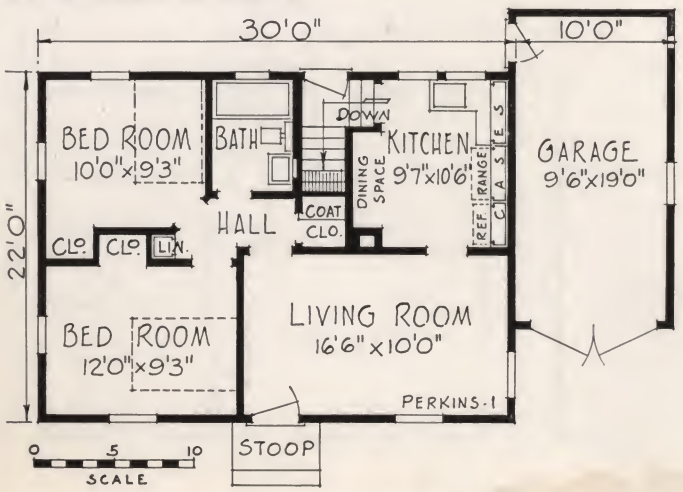


PLAN 2, WITHOUT BASEMENT

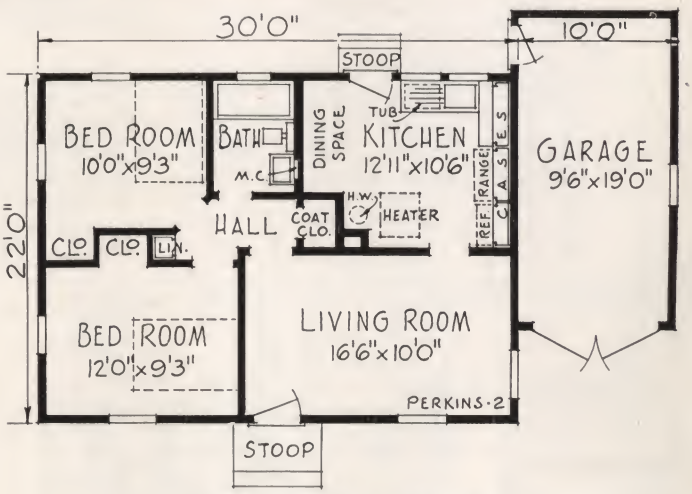


THE PERKINS

Although only four rooms in plan, the efficient kitchen layout makes this home equal to one of five rooms. Plans two feet wider and two feet deeper with basement are available; when ordering designate as Plan 3. Plans two feet wider and two feet deeper without basement are also available as Plan 4.



PLAN 1, WITH BASEMENT

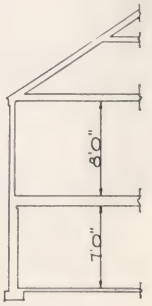


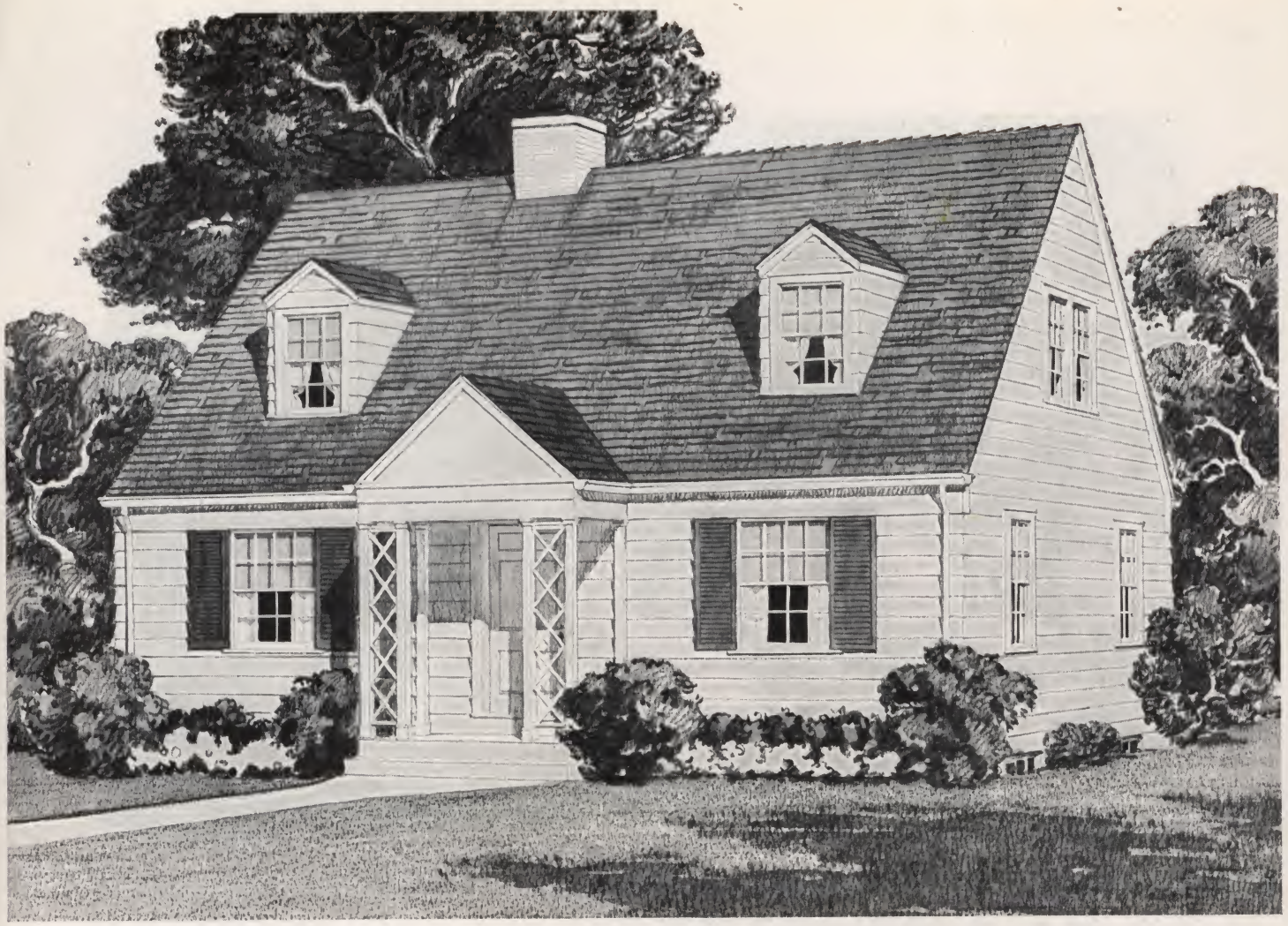
PLAN 2, WITHOUT BASEMENT

CUBAGE

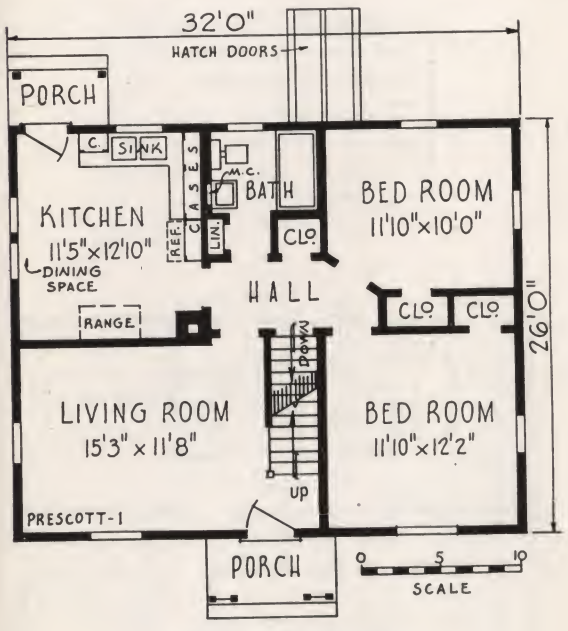
PLAN 1	12,870 CU. FT.
PLAN 2	9,570 CU. FT.
PLAN 3	15,360 CU. FT.
PLAN 4	11,520 CU. FT.

Garage Addition For Any of the Above Plans 2,200 Cu. Ft.





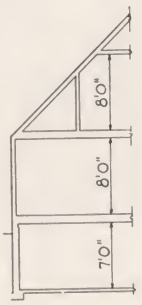
THE PRESCOTT

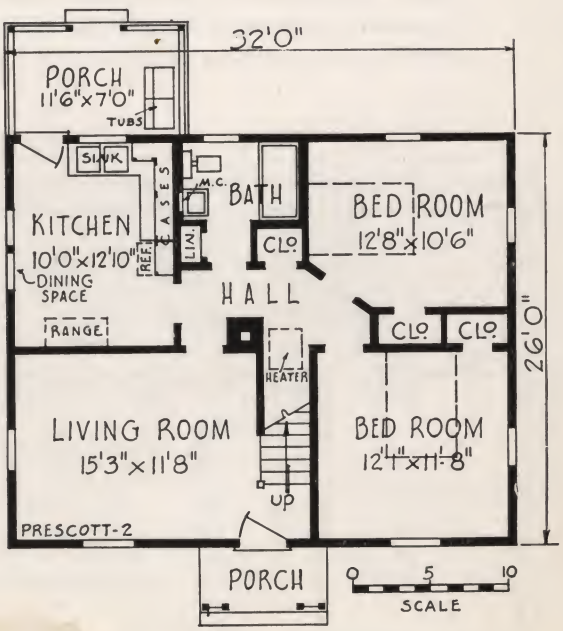


PLAN 1, WITH BASEMENT

CUBAGE

PLAN 1
18,630 CU. FT.
PLAN 2
14,745 CU. FT.





PLAN 2, WITHOUT BASEMENT

Although this home is considered as a one-story, there is opportunity for two large rooms in the attic. Note that Plan 2, without basement, has central heating and is designed for mild climates.



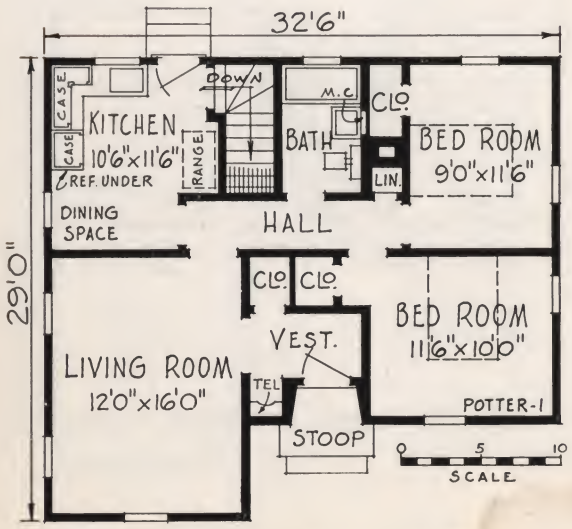
THE POTTER

This effective Colonial home is all that the picture conveys. A neat and colorful exterior combines with a well-planned interior to produce a cozy, livable home. Study the selection of four plans offered here to favor various demands. Plans Two and Four are without basement.

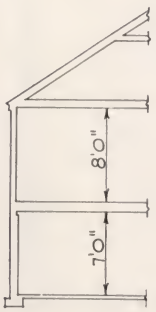
ADDITIONAL PLANS OF INCREASED SIZE

Plans two feet wider and two feet deeper with basement are available. When ordering designate as plan 3.

Plans two feet wider and two feet deeper without basement are also available as plan 4.

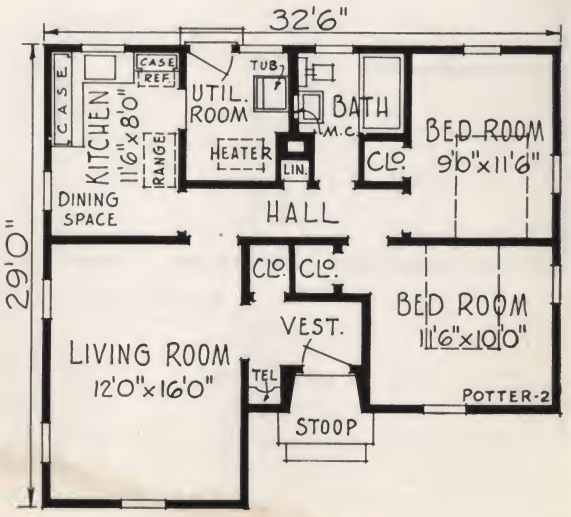


PLAN 1, WITH BASEMENT



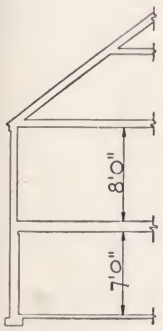
CUBAGE

PLAN 1.....16,200 CU. FT.
PLAN 2.....12,200 CU. FT.
PLAN 3.....17,580 CU. FT.
PLAN 4.....13,900 CU. FT.



PLAN 2, WITHOUT BASEMENT





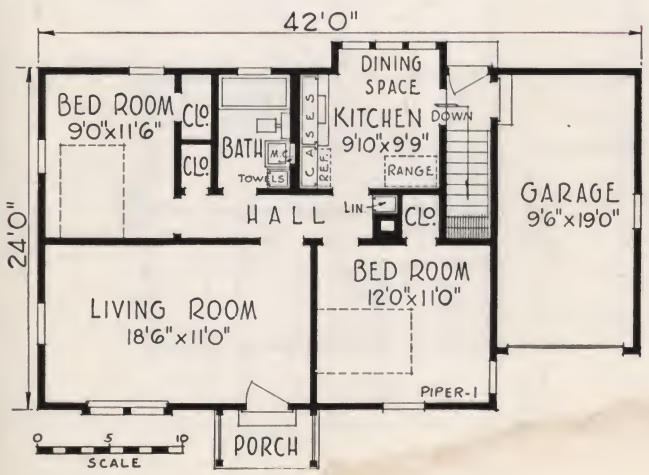
CUBAGE

PLAN 1.....16,140 CU. FT.
PLAN 2.....18,260 CU. FT.

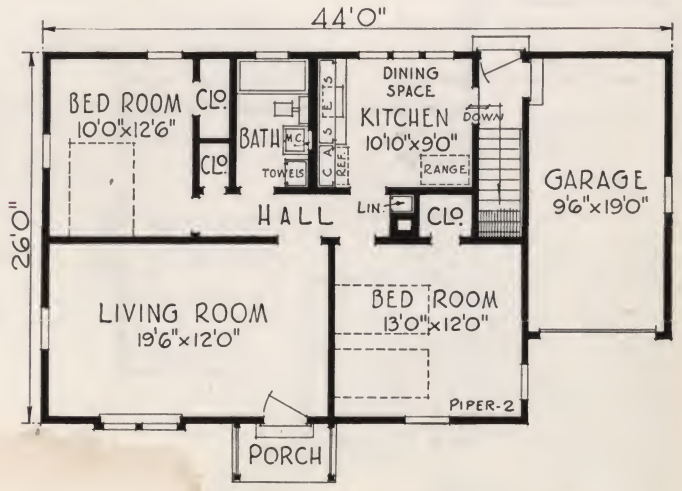
Garage Addition For Either Plan, 2,400 Cu. Ft.

THE PIPER

A colorful home of distinction and dignity, with an inviting entry porch and bay window. The floor plans reveal large well-lighted rooms with latest appointments for present day living; and the attached garage, always so practical and convenient, is also included.



PLAN 1



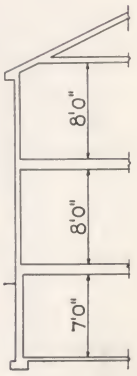
PLAN 2

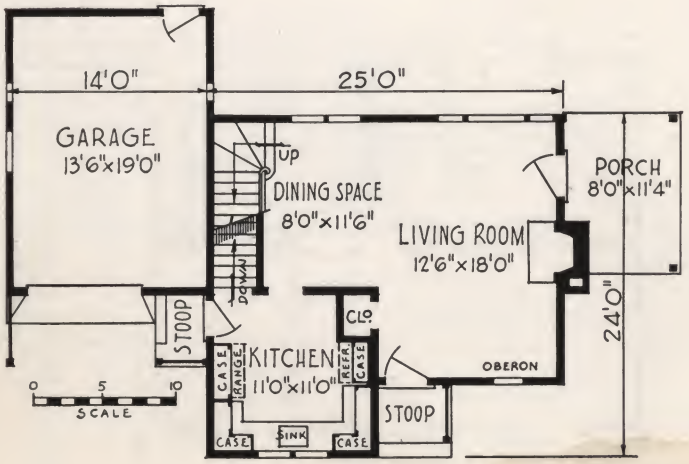


THE OBERON

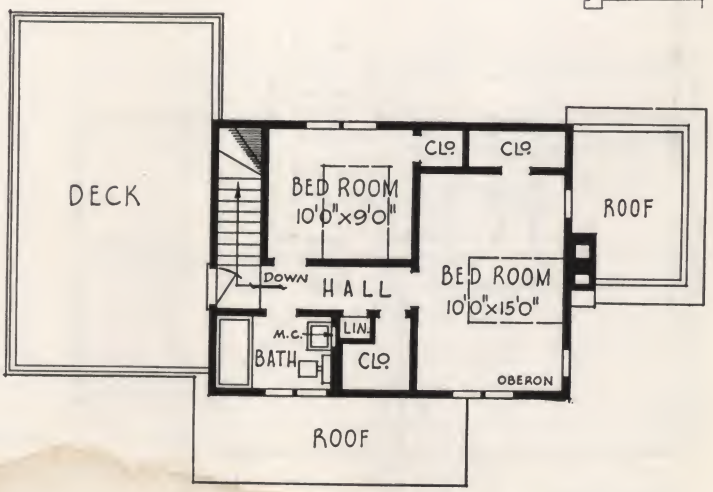
One sees at a glance the conveniences included in this plan . . . the attached garage, open porch, modern kitchen and many large closets. While the home itself occupies small ground area its apparent pretentiousness is due to the placement of the garage at one side and the porch at the other to give the overall structure considerable width.

CUBAGE
17,235
CUBIC FEET





FIRST FLOOR PLAN



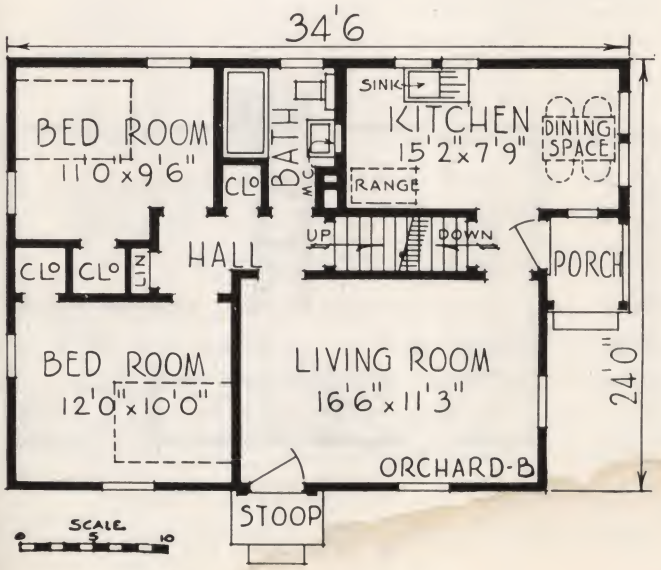
SECOND FLOOR PLAN

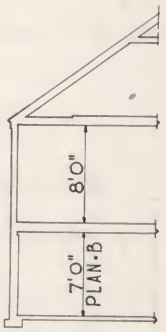


THE ORCHARD-B

A low cost home of distinctive quality and fine Colonial appearance. Abundance of closet space is a good feature so much desired. Ample attic space for future bedrooms increases the desirability for possession of this expertly designed home.

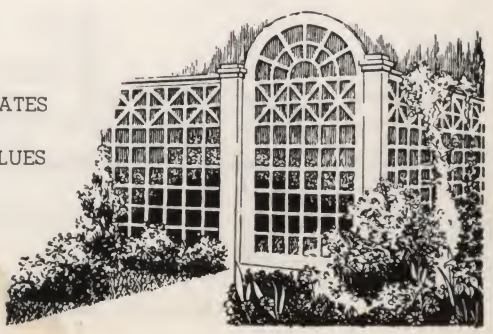
Protection over the front and rear doors is an added feature. Note the four large rooms have all the efficiency of a five room home.





CUBAGE
15,530
CU. FT.

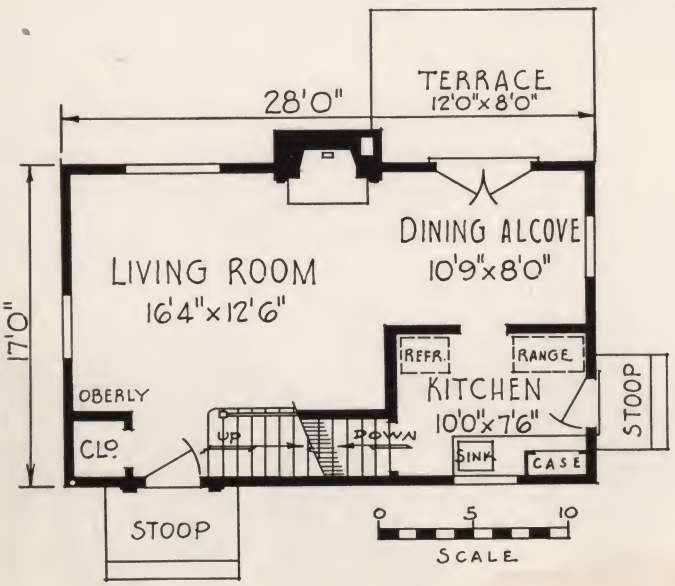
ATTRACTIVE GARDEN GATES
AND FENCES
IMPROVE PROPERTY VALUES



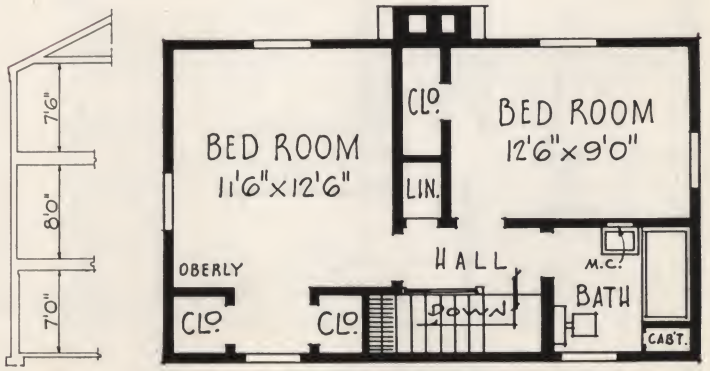


THE OBERLY

A "garden-type" home for those who wish to enjoy the view and privacy of their rear yard. The living and dining rooms face the rear and access is had to the large terrace through the French doors in the dining room.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

★ 12,375 CUBIC FEET ★

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NOTE: Figure to left of page number indicates number of different plans available for that design.

Follow this Plan TO HAPPY HOME OWNERSHIP

● **ACCURATE PLANS** and specifications on any home illustrated in this book are immediately available to you. A home cannot be any better than the ingenuity and soundness of its planning and construction.

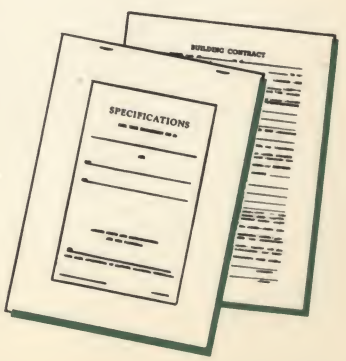
● **MANY YEARS OF HOME BUILDING ACCOMPLISHMENT** by experienced designers and an architectural department composed of skilled draughtsmen, architects, and engineers, have made these accurate, complete and tested plans possible.

● **BLUE PRINT PLANS** include the following complete drawings for each design: Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, all necessary framing plans. All working plans are drawn to standard scales. Blue prints for each design are available.

● **COMPLETE PLANS** and specifications must be submitted to a loaning egency for its approval when you apply for a mortgage loan.

● **REVERSED PLANS.** Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. Plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

● **SUPPLEMENTARY DETAILS.** Further supplementary details for any of our plans will be furnished upon request.



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